



For Sublease

2025 Royal Lane, Suite 330
Dallas, TX

* Bonus ± 500 SF warehouse space with loading dock access

Property Specifications

SPACE AVAILABLE **4,121 SF**

PRIVATE OFFICES **1,501 SF**

OPEN OFFICE AREA **1,928 SF**

COMMON AREAS **692 SF**

PARKING **Ample**

SUBLEASE TERM **Through 1/31/31**

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About the Property

- Office sublease opportunity in the centrally located Brookhollow industrial submarket.
- Immediate access to I-35E, Loop 12, Dallas Love Field, and major DFW transportation corridors.
- Functional office layout ideal for logistics, transportation, contractor, and service-based users.
- Plug-and-play opportunity offering immediate occupancy potential.
- Surrounded by established industrial and business service users in a high-access Dallas location

Join The Neighborhood





Open Area includes one (1) coffee bar



Coffee Bar



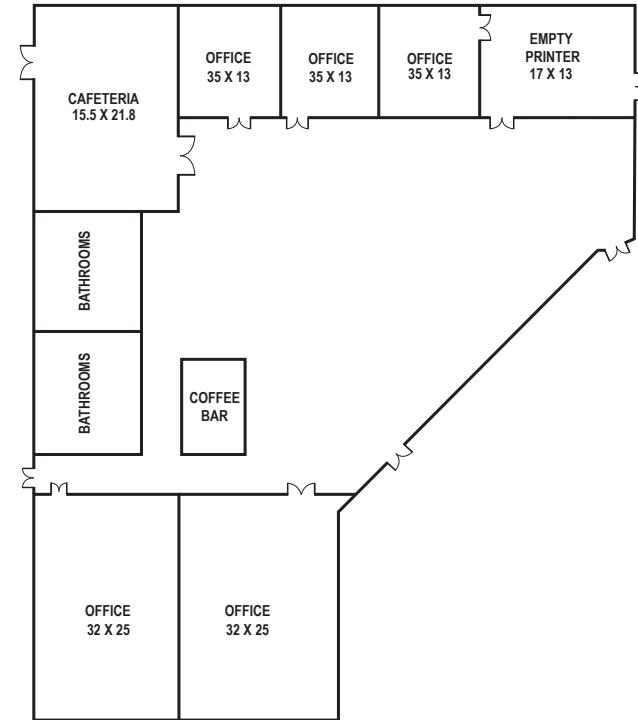
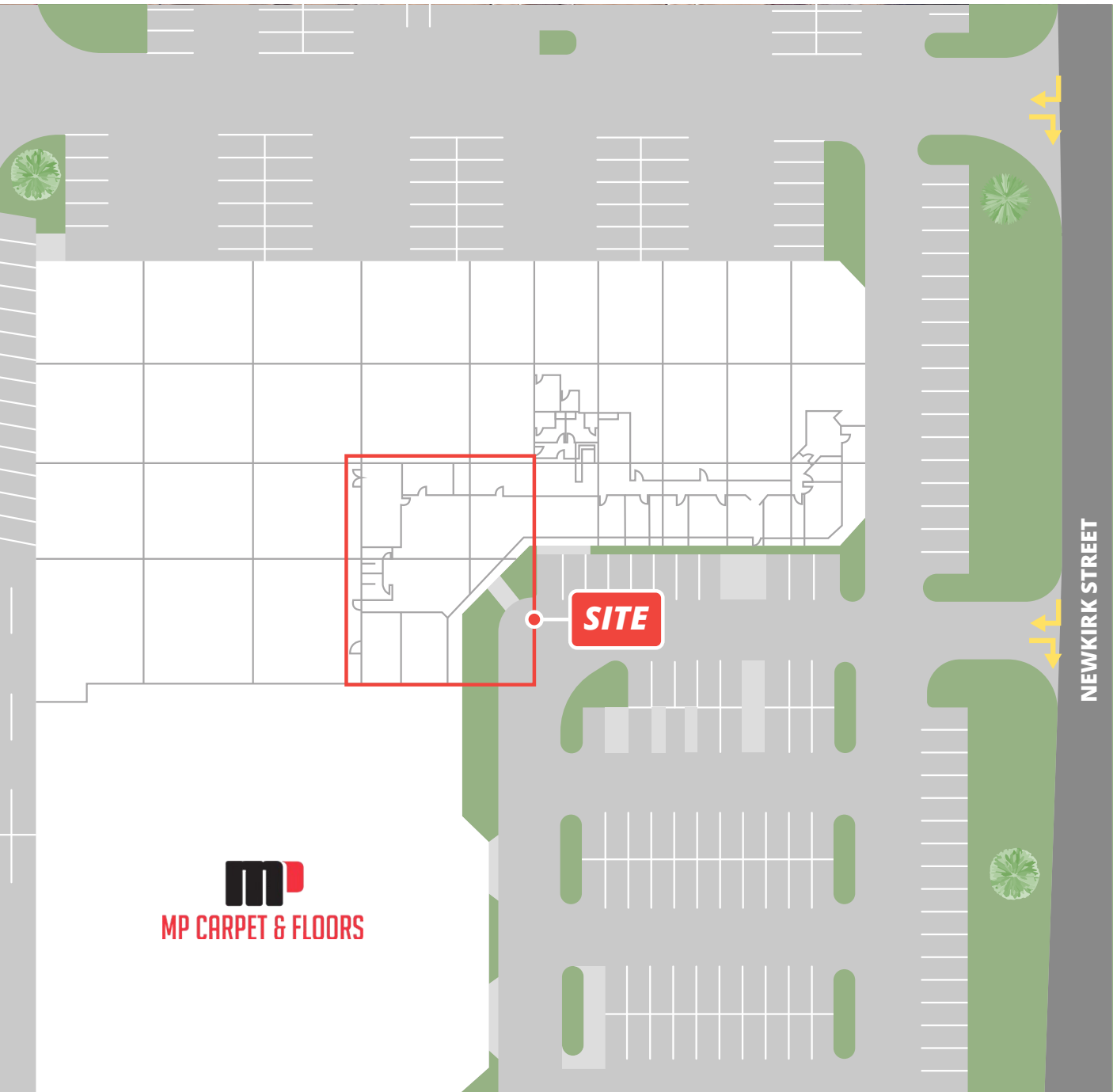
Private Offices three offices (35x13) and two large offices (33x25)



Workstations



Cafeteria



Features:

- Three (3) Offices: $35 \times 13 = 455$ SF
- Two (2) Large Offices: $33 \times 25 = 825$ SF
- Total Enclosed Office Space: 1,501 SF
- Two (2) Private Bathrooms = 348 SF
- One (1) Kitchen/Breakroom = 344 SF
- Open area with coffee bar = 1,928 SF



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Industrial Partners, LLC 9012124 214.560.3200

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS REAL ESTATE PARTNERS

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