

Office Sublease

Up to 75,000 SF Available

9001 Cypress Waters Blvd. | Irving, TX 75063

9001 Cypress Waters is a 217,169 GSF four-story spec office building located in Cypress Waters, a 1,000-acre mixed-use development in the North Dallas/Freeport area. The southeast corner of the building is strategically located where the axis of Cypress Waters Boulevard shifts east to align with a lake located to the north.

The corner is designed to reveal a clear glass facade that is protected with horizontal sun shading allowing for light and views but reducing solar exposure. The building's main entrance is marked by a four-story frame composed of thin aluminum tubes providing a monumental presence that casts a delicate shadow on the facade.

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Features

Up to 75,000 SF available

25,000 SF on 3rd floor & 50,000 SF on the 4th floor

Willing to lease all 75,000 SF to one tenant

Or will divide into 50,000 SF & 25,000 SF

Open floor plan with offices and conference rooms on the interior

Plug & play furniture available on the 3rd floor/25,000 SF

Close proximity to restaurants and entertainment

Within the highly desired Cypress Waters development with adjacent park, trails and Lakeside Town Center

Sublease Information

Rate: \$17.50 NNN

3rd Floor Term: Up to three years

4th Floor Term: Up to eight years

Amenities



Parking

5.00/1,000



Year Built

Oct 2016



Conference Center

Available to tenants



DFW Airport

5 minutes

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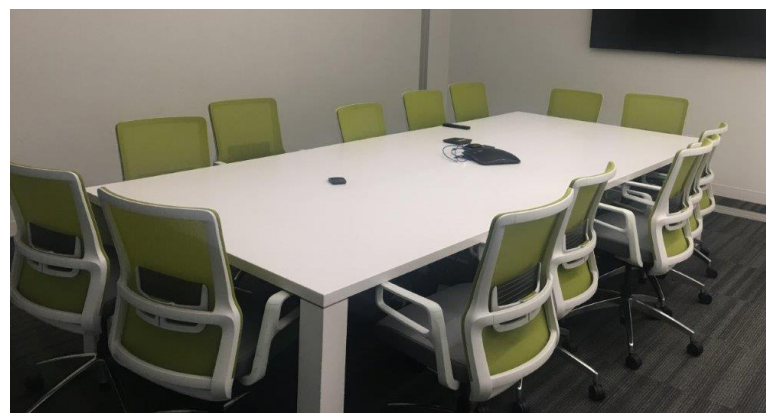
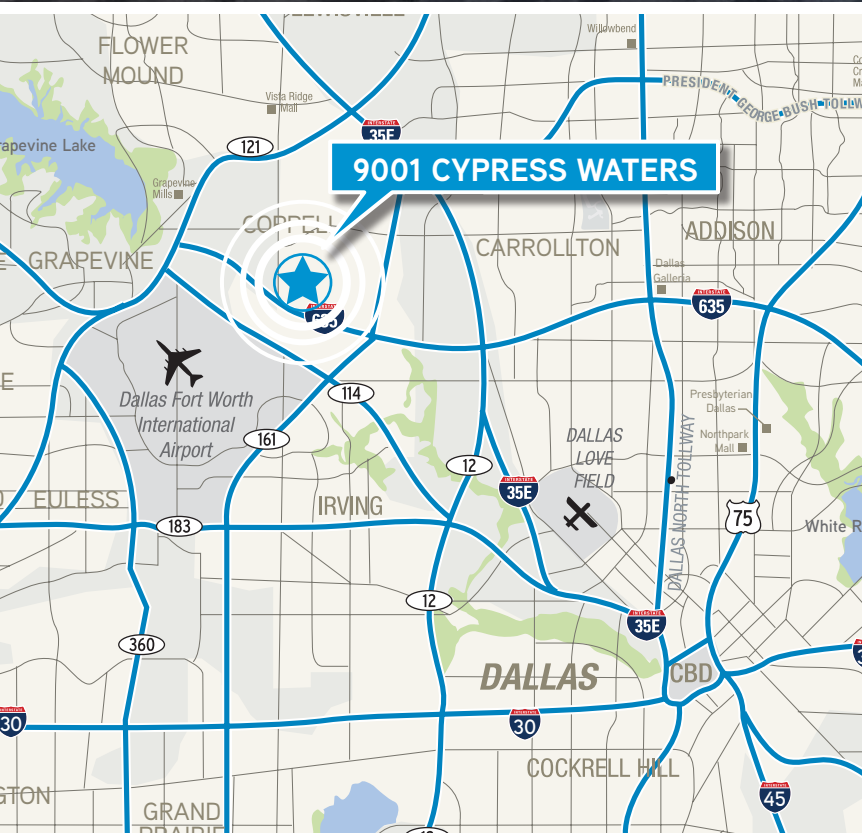
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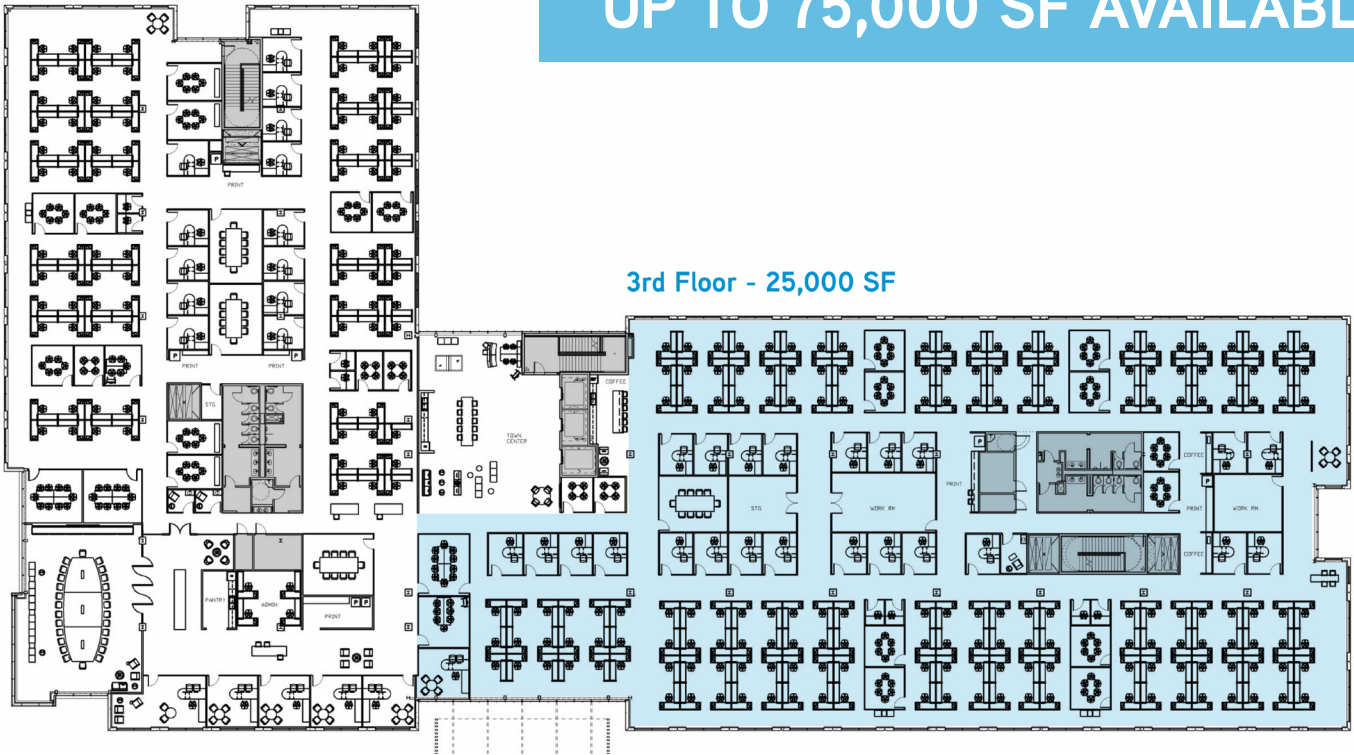
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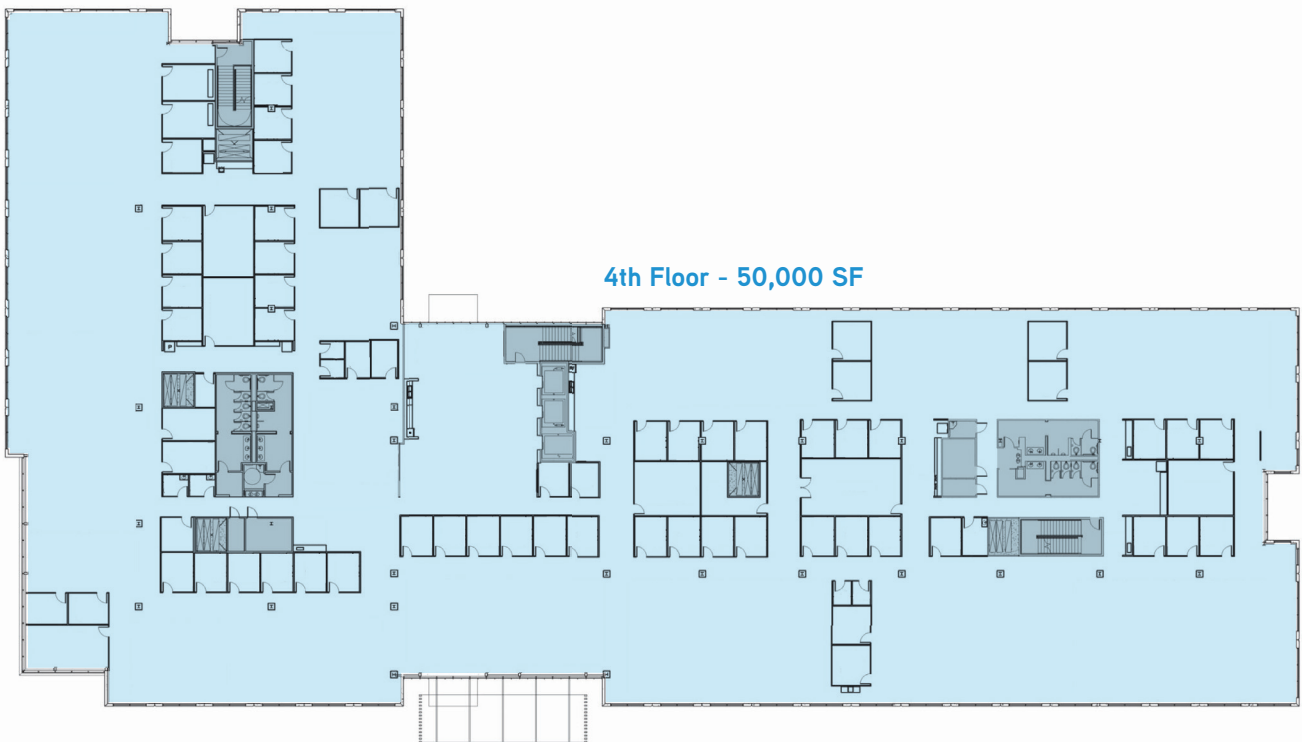
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UP TO 75,000 SF AVAILABLE

3rd Floor - 25,000 SF



4th Floor - 50,000 SF



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