

8176

PARK LANE

PLUG & PLAY SUBLEASE

DALLAS • TEXAS

Where Dallas works, shops, and dines.



STREAM®

SUBLEASE HIGHLIGHTS

A Rare Full-Floor Opportunity at Park Lane

Up to 100,445 RSF of furnished, Class A office space across two contiguous floors, divisible to a 21,673 RSF minimum. Plug-and-play space in one of Dallas' most-shopped mixed-use destinations.

Rate \$32.00 NNN

Term Through November 30, 2029

Parking 3.5 per 1,000 SF

Furniture Included

TI Package Negotiable



INSIDE THE SPACE

Step Into a Workplace That's Ready Today

Furnished and thoughtfully built out, the space pairs executive-level finishes and flexibility to scale.

4TH FLOOR

Suite 400 • 28,855 RSF

Suite 450 • 21,673 RSF

Total: 50,528 RSF

5TH FLOOR

Suite 500 • 27,791 RSF

Suite 550 • 22,126 RSF

Total: 49,917 RSF



BUILT TO WORK

Everything Your Team Needs, Already In Place

From large-format training rooms to two full catering kitchens and multiple conference settings, the build-out supports teams of every size from day one.

FEATURES

- Large training and seminar rooms
- Multiple conference rooms and boardrooms
- Two full catering kitchens
- Coffee bars and pantry areas
- Interior staircase connecting both floors
- Furnished throughout





THE SHOPS AT PARK LANE

Work Where Dallas Shops & Dines

Set inside The Shops at Park Lane, a 33.5-acre mixed-use destination adjacent to NorthPark Center with on-site DART rail.



DSW
DESIGNER SHOE WAREHOUSE®

ULTA
BEAUTY

NORDSTROM
rack

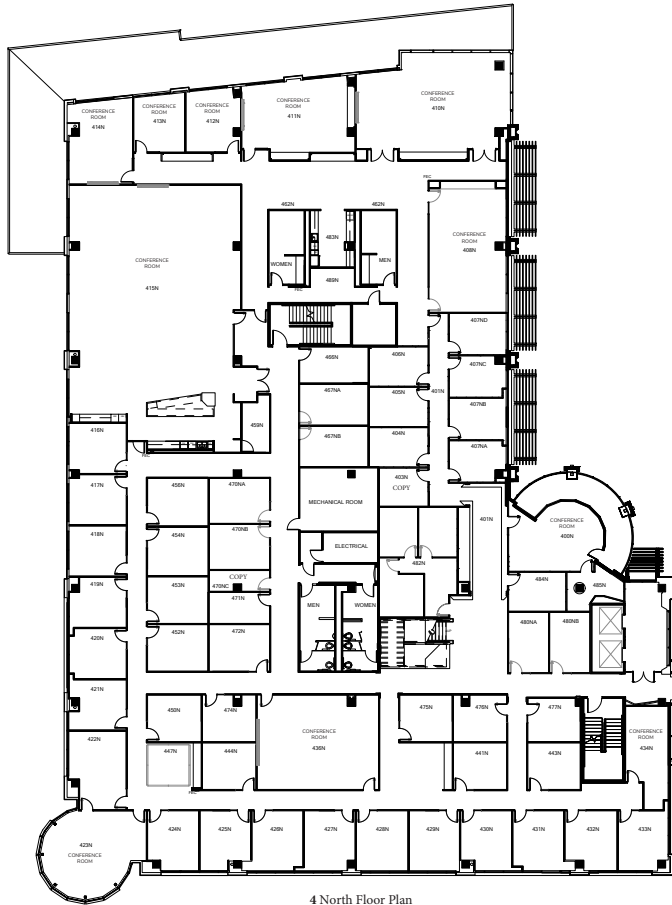
HomeGoods



bloomingdale's



FLOOR PLANS

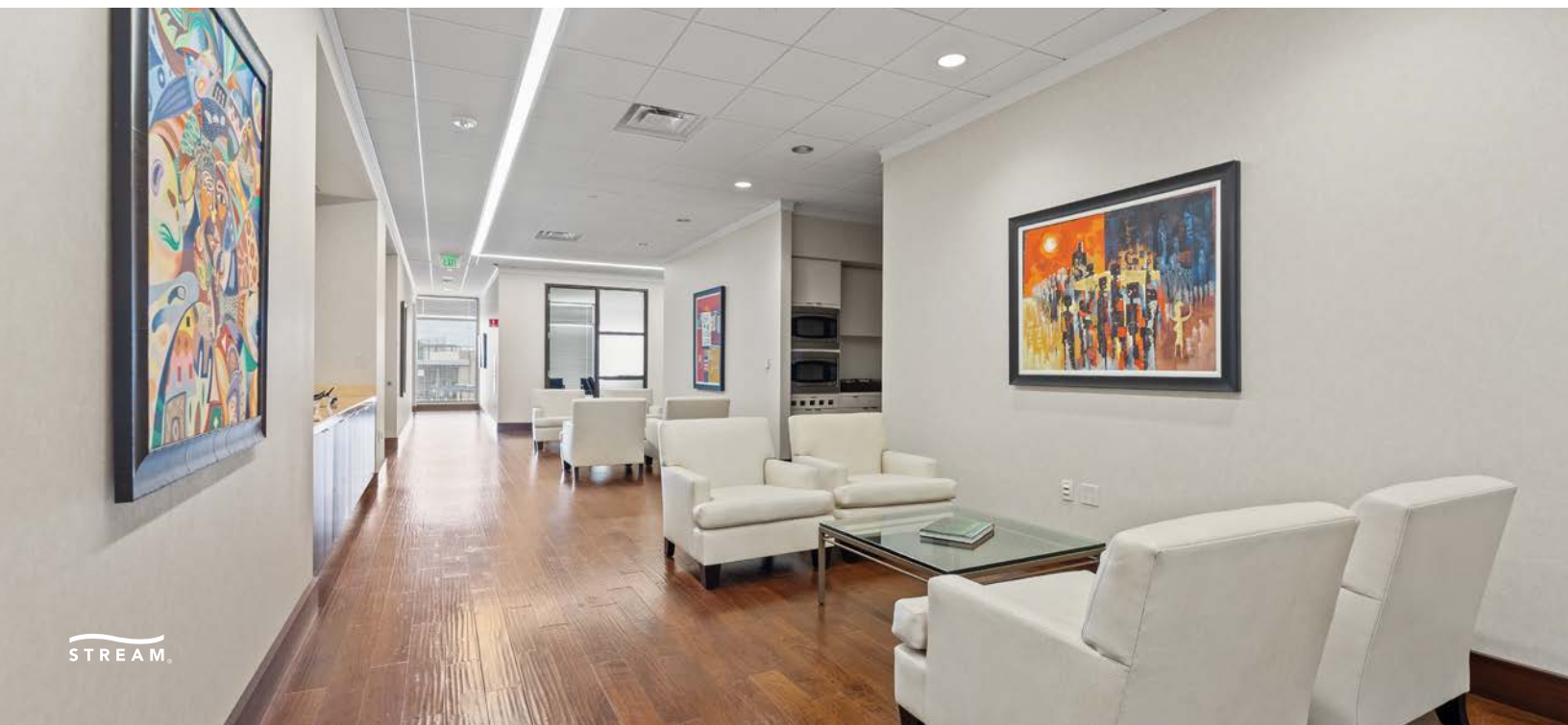


4 North Floor Plan

SUITE 400 NORTH

28,855 RSF

- 47 private offices
- 1 Break Room
- 1 Coffee Bar
- Private Restrooms
- 11 Conference / Huddle Rooms
- 2 IT/Storage Rooms





LEVEL 4

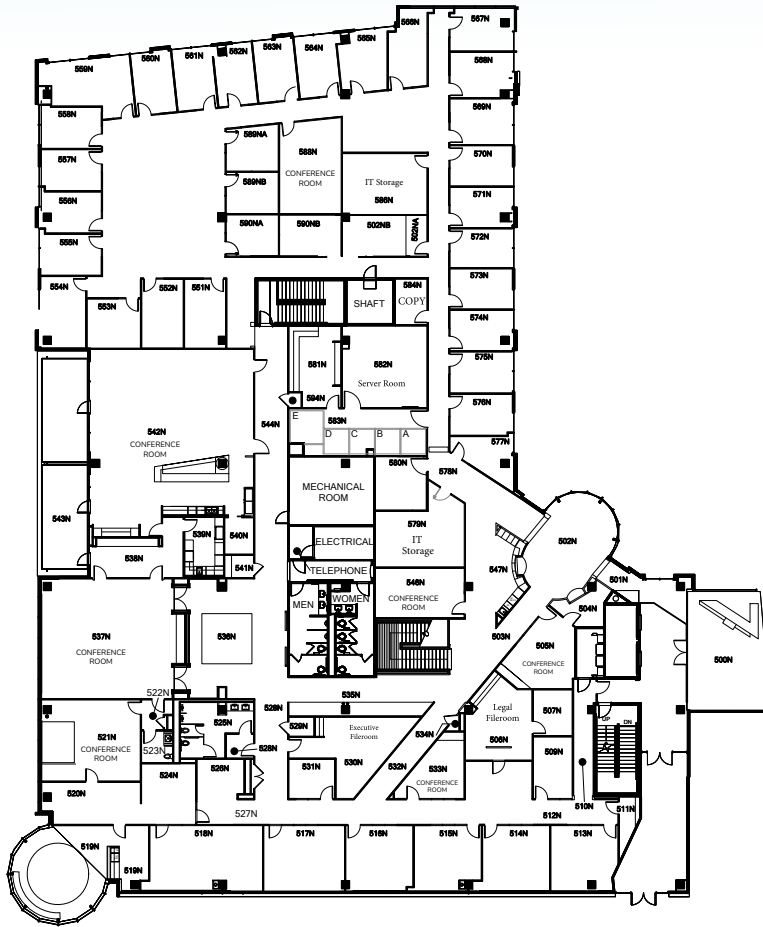
SUITE 450 SOUTH

21,673 RSF

- 66 Private Offices
- 3 Conference / Huddle Rooms
- 1 Break Room
- Private Restrooms
- 2 IT/Storage Rooms



FLOOR PLANS



SUITE 500 NORTH

27,791 RSF

- 40 private offices
- 1 Break Room
- Private Restrooms
- 7 Conference / Huddle Rooms
- 2 IT/Storage Rooms





LEVEL 5

SUITE 550 SOUTH

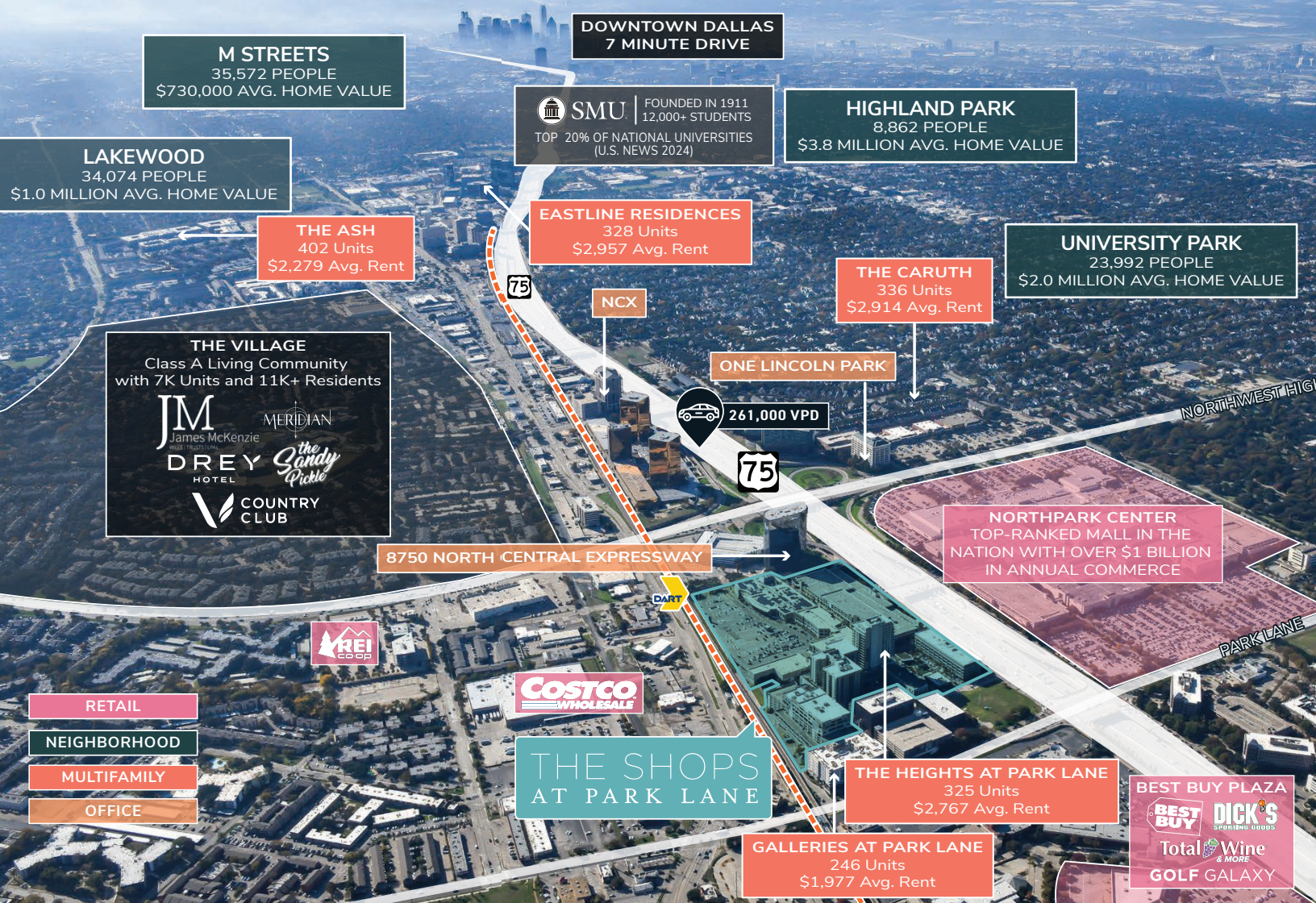
22,126 RSF

- 65 private offices
- 1 Break Room
- Private Restrooms
- 1 Conference Room
- 2 IT/Storage Rooms
- 1 Wellness Room



5 South Floor Plan







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The image shows a modern building with a curved facade. On the upper part of the building, there is a large sign that reads "KOSMOS ENERGY". The "O" in "KOSMOS" is replaced by a globe icon. The building has a glass and metal structure with a prominent corner window.

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