



# For Sublease

\$10 PSF Under the Quoted Rate



LESTER & LESTER REALTY ADVISORS, INC.  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

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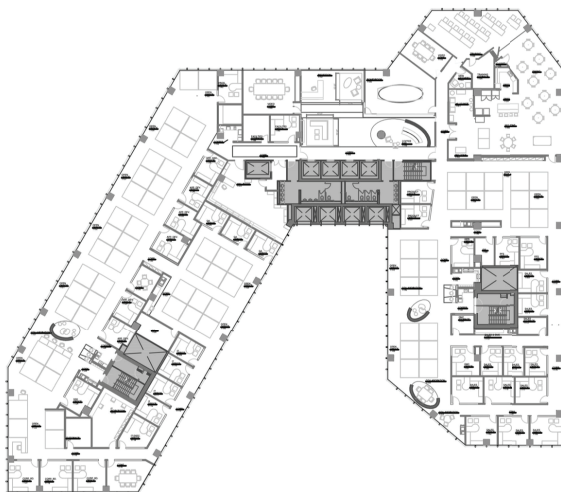
**THREE LINCOLN CENTRE**  
**11th FLOOR**  
**5430 LBJ FREEWAY**  
**DALLAS, TEXAS 75240**

**PROPERTY INFORMATION**

- 32,423 SF SUBLEASE
- FULL or PARTIAL 11TH FLOOR
- 4:1000 PARKING RATIO
- EFFICIENT LAYOUT
- KNOLL FURNITURE AVAILABLE
- SUBLEASE THROUGH FEBRUARY 28, 2023
- SUBLEASE RATE: BEGINNING AT \$24.50/SF

**FURNITURE INVENTORY**

- 68 PRIVACY CUBES (8' x 8')
- 2 HOTELING STATIONS (4' x 8')
- 38 OFFICES
- 1 LARGE WORKROOM
- 1 IT OFFICE / STORAGE ROOM
- 1 REC / BREAK ROOM (INCLUDES POOL TABLE, POKER TABLE, PING PONG TABLE, PACMAN, & FULL KITCHEN)





## AMENITIES

BUILDING CONFERENCE FACILITIES  
WIRE ONE VIDEO CONFERENCING  
HQ GLOBAL EXECUTIVE SUITES  
STARBUCKS CAFÉ  
TRAVEL AGENCY  
CONCIERGE SERVICE  
CHASE FEDERAL BANK  
WASHINGTON FEDERAL BANK  
LINCOLN CENTRE CAFÉ  
24 HOUR SECURITY  
ON-SITE MANAGEMENT  
GARAGE AND EXECUTIVE PARKING  
CLEANER / LAUNDRY  
AFTER-HOURS CARD ACCESS  
GATEWAY NEWSTANDS  
LINCOLN CENTRE FITNESS CLUB  
SHOE SHINE

## LINCOLN HILTON HOTEL

500 GUEST ROOMS  
CROCKETT'S RESTAURANT  
GRAB & GO DELI

