

# Sublease Available

**Three Forest Plaza**  
**12221 Merit Dr**  
**Dallas, TX 75251**

## Space Profile

<b>Suite 1500</b>	20,829 SF
<b>Rental Rate</b>	\$16.00/SF + Electric
<b>Term</b>	Through 7/31/2025
<b>Building Class</b>	A
<b>Submarket</b>	East LBJ Freeway
<b>Built</b>	1983, Renovated 2011
<b>Parking</b>	3.33/1,000 SF

## Features

On-site courtesy office  
Cafe  
Fitness facility with lockers  
50 person conference room  
Electronic tenant directory  
Multiple telecom and fiber providers  
Concierge services  
24/7 cardkey  
Easy ingress/egress from I-635 and Highway 75

## Map



## For More Information



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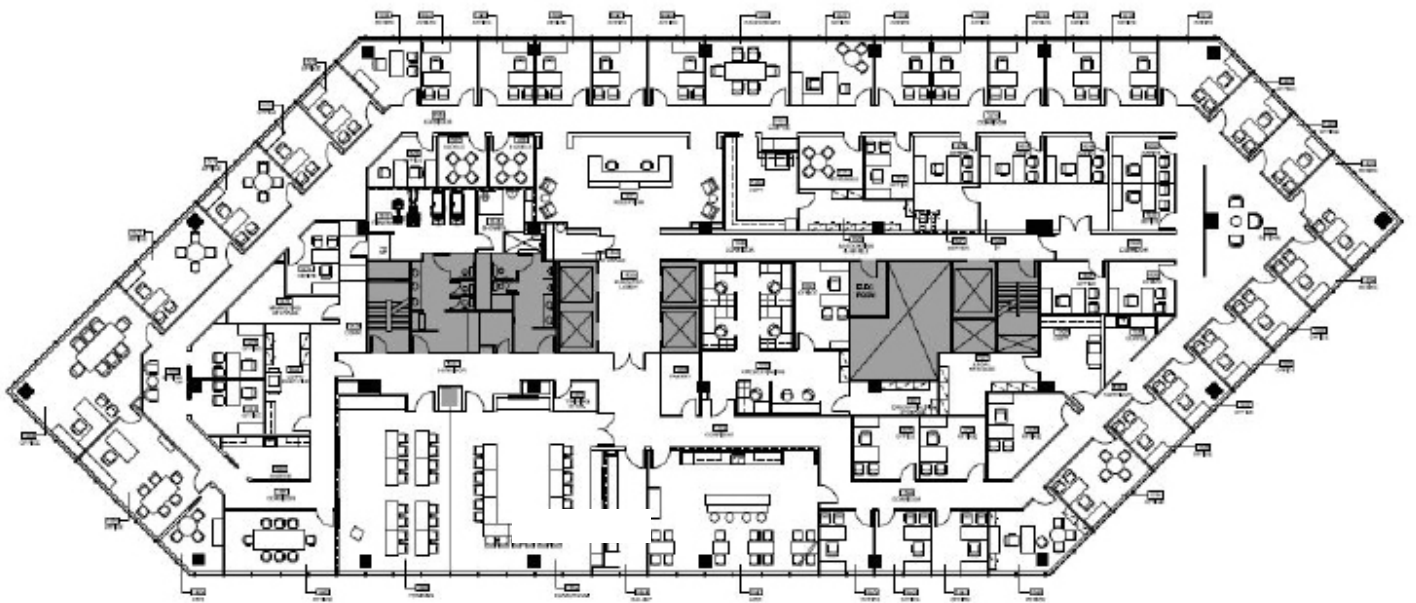
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5005 Lyndon B Johnson Fwy., Suite 810, Dallas, TX 75244

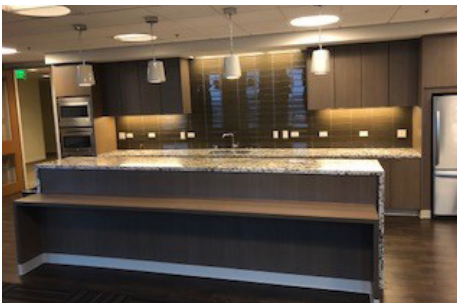
Floor Plan - Suite 1500





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### Interior Photos



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