

±11,827 SF Office Sublease Available in Preston Center

The Berkshire at Preston Center | 5950 Berkshire Lane, Dallas, TX 75225



**CENTRAL DALLAS LOCATION**  
Beautifully Finished Office Space  
with Easy Access and  
Surrounded by Walkable Amenities

**For More Information** Dan Zeltser  
Senior Vice President  
240.535.0486  
dzeltser@cresa.com

**cresa** 

One Cowboys Way, 350 Frisco, TX 75034  
www.cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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## SUBLEASE INFORMATION

- ±11,827 SF Available in a 16-Story Building
- 11th Floor with Dramatic Views of Dallas
- Available: Immediately
- Rate: Withheld - Please Contact Broker
- 2026 Operating Expense / CAM: NNN - \$17.14 & Elec - \$1.61 / PSF
- Term: May 31, 2036
- Furniture TBD
- Parking: Lighted Garage (3/1,000 ratio)
- Private Offices
- Workstations

Surrounded by Dining & Retail Amenities

Class AA Finish Out & Furnishings

Dramatic Views from the Entire Office

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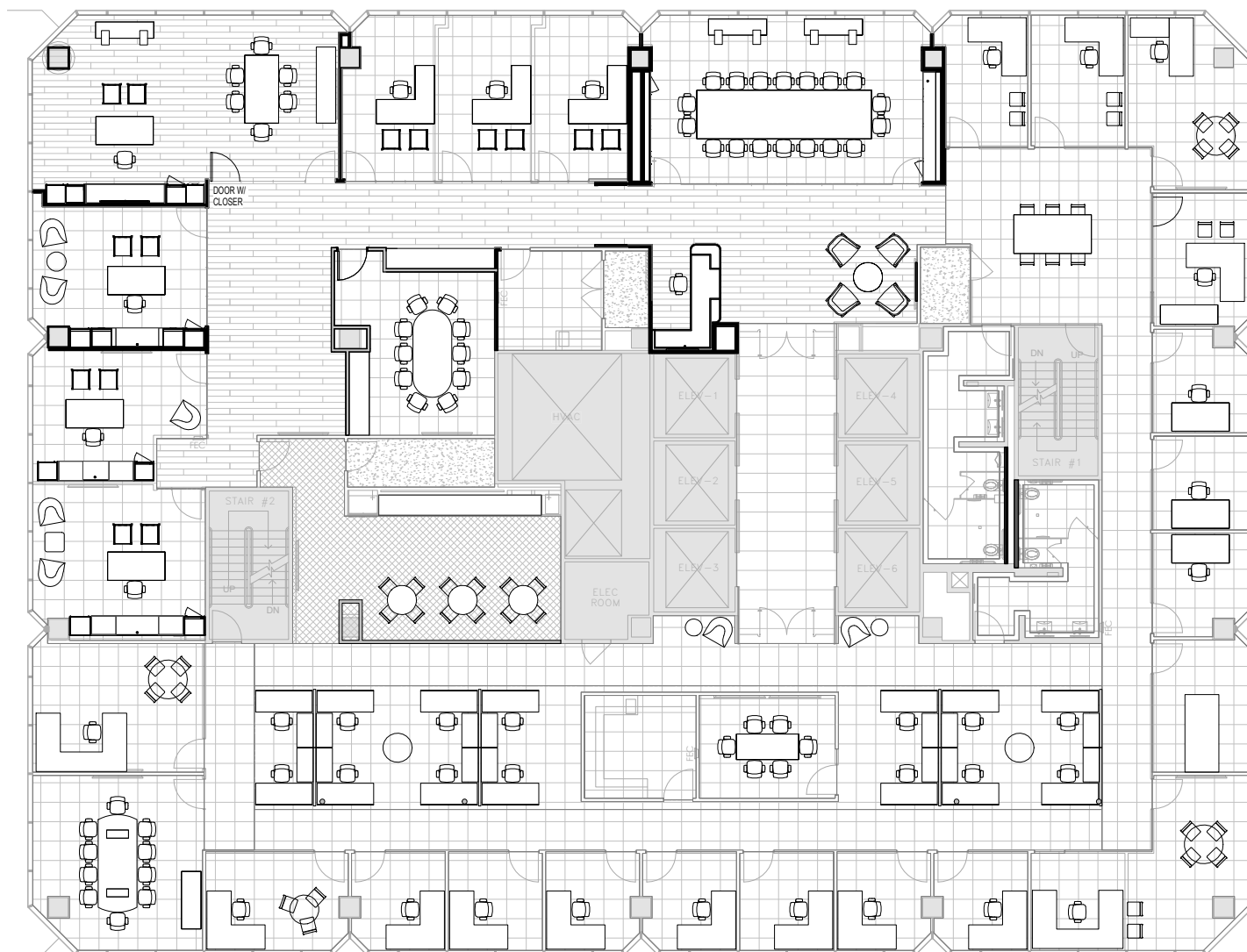
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FULL-FLOOR AVAILABLE | ±11,827 SF

DRAMATIC VIEWS OF DALLAS FROM THE 11TH FLOOR

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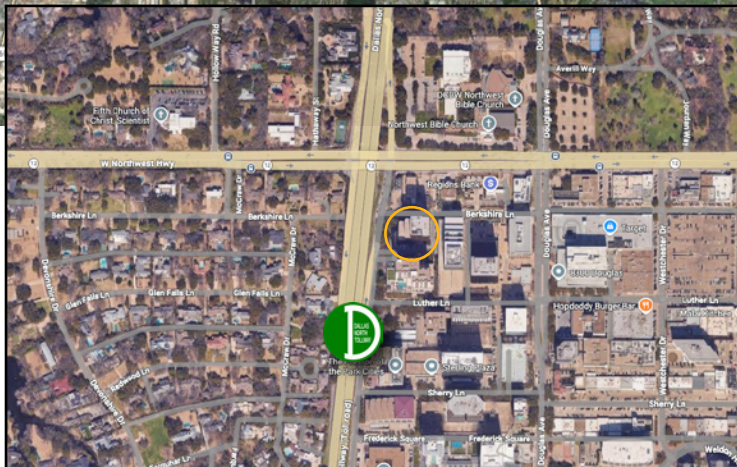
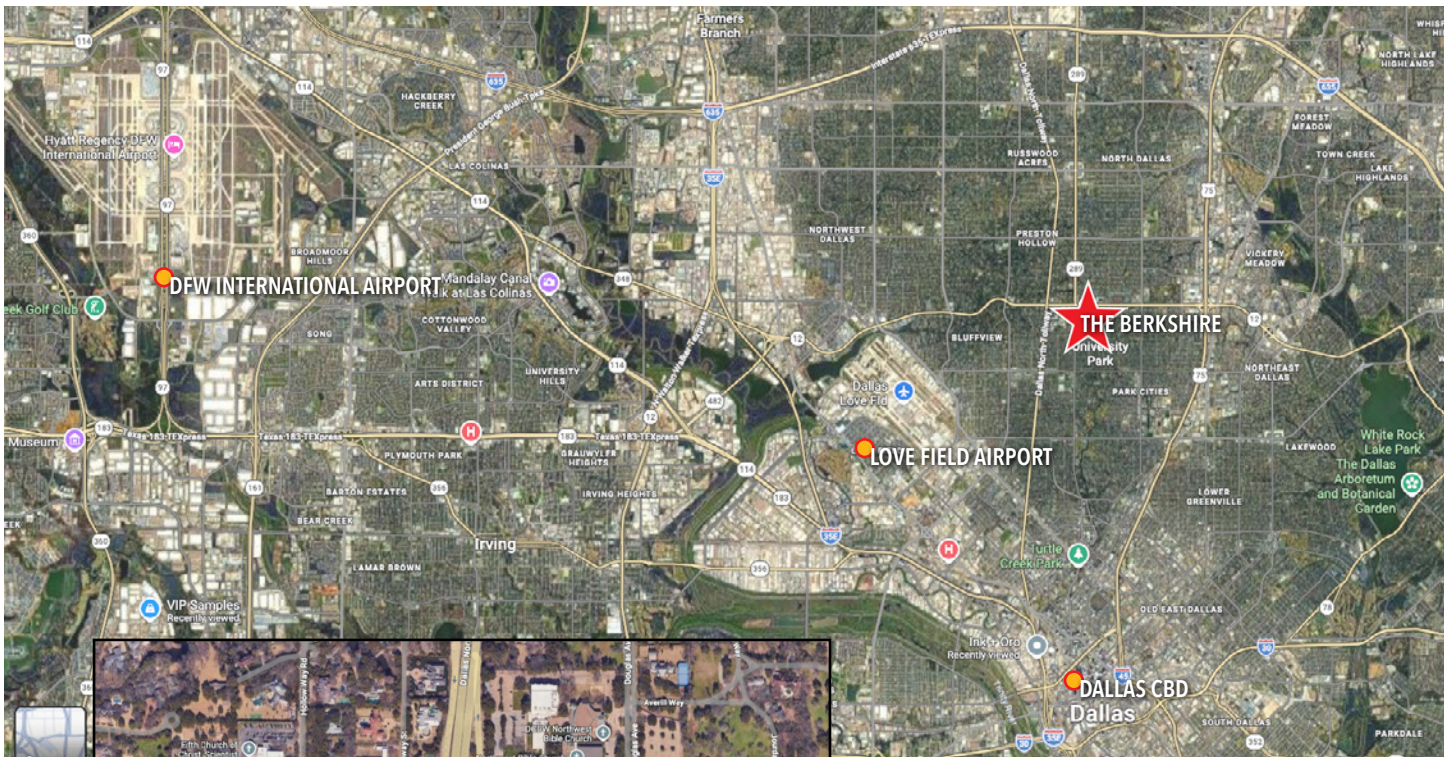
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Easy access to both  
the Dallas North Tollway &  
Loop 12 (NW Highway)

Direct routes to both major airports

Dallas Love Field: 10 Minutes | DFW International Airport: 21 Minutes

Dallas North Tollway offers direct access to the Dallas CBD: 15 minutes  
which includes American Airlines Center | Dallas Arts District | Dallas Convention Center

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