

±3,409 SF Office Sublease Available

909 Lake Carolyn Parkway, Suite 170
Irving, TX 75039



**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa :: ::

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



SUBLEASE OFFICE INFORMATION

- ±3,409 SF Office Sublease
- Available: Immediately
- Rate: \$25.00 +Electric
- Term: November 30, 2026
- Parking: 3/1,000
- Furniture/Equipment Negotiable
- Tall Ceilings with Great Light
- Lobby Exposure
- Walkable Surrounding Amenities
- Access to DART Rail Orange Line at Lax Colinas Urban Center Station
- Class A Finishes
- Eight (8) Workstations
- Large and Small Conference Rooms
- Two (2) Executive Desks/Spaces
- Reception Area
- Break Room and Kitchen
- Work Room and Telecom Room

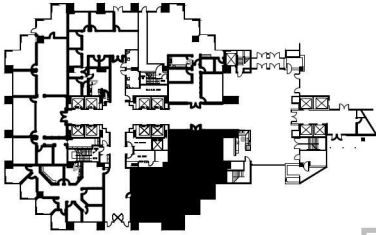
**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



- 1** Executive Spaces
- 2** Eight (8) Workstations
- 3** Conference Rooms
- 4** Reception/Entry
- 5** Break Room
- 6** Work/Copy Room
- 7** Telecom Room

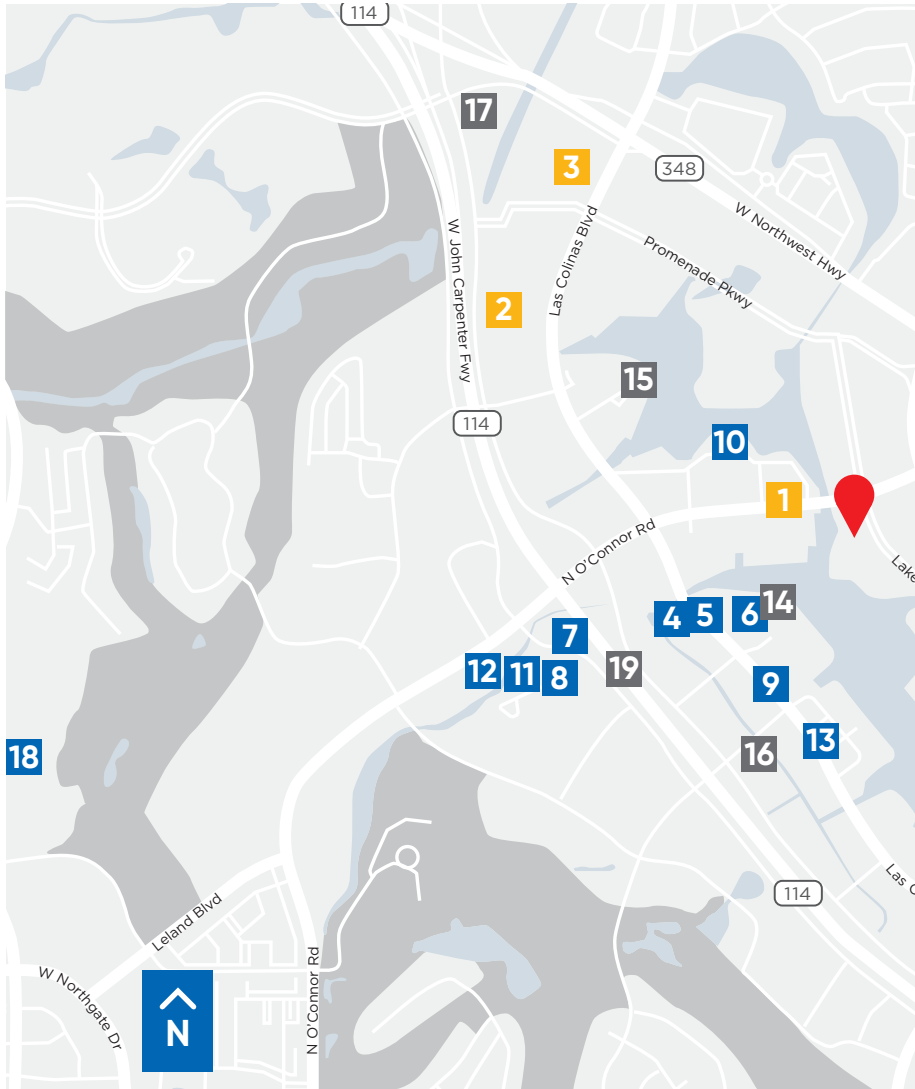
**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com



±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



LOCAL AMENITIES

ATTRACTIONS

- 1** Gables Water Street
- 2** Toyota Music Factory
- 3** Irving Convention Center

RESTAURANTS

- 4** Avocado Restaurant
- 5** Subz N Stuff
- 6** Trevi's
- 7** Chipotle Mexican Grill
- 8** Jimmy John's
- 9** Jinbeh Japanese Restaurant
- 10** La Cima Club
- 11** Classic Chicago Courmet Pizza
- 12** Schlotzsky's
- 13** Italian Cafe

HOTELS

- 14** Omni Mandalay Bay
- 15** Dallas Marriott Las Colinas
- 16** Homewood Suites by Hilton
- 17** Holiday Inn Express & Suites
- 18** Four Seasons Resort & Club
- 19** Aloft Las Colinas

**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



TOWER 909 AMENITIES

- State-of-the-art Fitness Center with Fitness on Demand
- Training Center and Conference Facilities
- Wine Lounge
- Yoga Room
- Onsite Dining
- Outdoor Lakefront Seating Area
- Massage Room/Massage Therapist
- Common Area WiFi
- Concierge Service
- Onsite Building Management and Security
- Onsite Storage
- Covered Parking
- Energy Star® Rated
- LEED® Certified
- Located on DART Light Rail Orange Line
Includes Connections to DFW Airport & Love Field Airports
- Shuttle Service to Nearby Amenities
- Close to Many Restaurants, Hotels, and Shopping Venues

**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa 

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



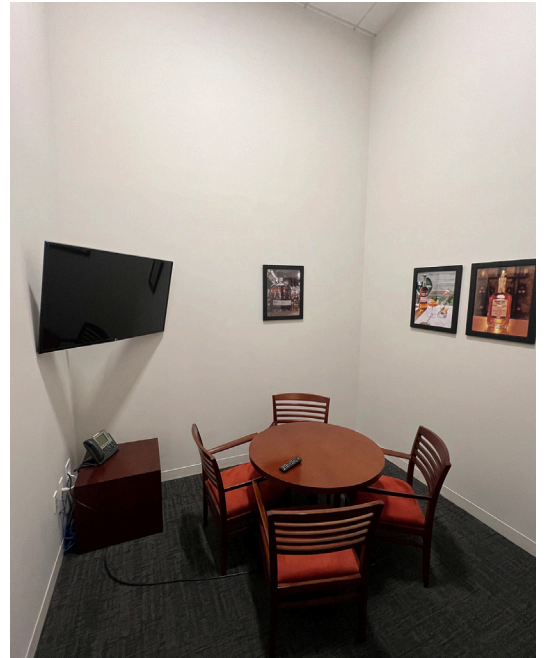
**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa 

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



For More
Information

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa 

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



**For More
Information**

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa 

±3,409 SF Office Sublease Available

TOWER 909 909 Lake Carolyn Parkway, Suite 170, Irving, TX 75039



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the

written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cresa Global, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

9007724

License No.

gburns@cresa.com

Email

214-446-3738

Phone

Robert Gregory Burns

Designated Broker of Firm

291394

License No.

gburns@cresa.com

Email

214-446-3738

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

For More
Information

Christopher Schafer, ESQ
Principal
469.766.7881
cschafer@cresa.com

cresa