

Sublease

Click to Take
Virtual Tour



O'Connor Ridge

4545 Fuller Drive, Suite 200
Irving, TX 75038



Space Profile

Size	19,038 RSF
Availability	Immediate
Term	Through 4/30/28
Rental Rate	\$13.00/SF + electric
Building Class	Class B Office
Submarket	Urban Center/Wingren
Year Built/Reno	1980/2007
Parking	3.48:1,000

Building Features

- Tenant conference room
- Easy access from Northwest Highway and Highways 114, 183 and 161
- Close proximity to restaurants, retail and hotels

Space Features

- First floor lobby exposure
- Furnished
- TVs in break room, IT room and conference rooms (Apple TV/Soundbar/HDMI)
- Conference room with projector and drop-down screen
- White noise
- Security cameras
- Two SS refrigerators
- Secure room
- Secure server room
- Testing room with sink

Contact



Scott Bumpas
214.306.6495 dd
sbumpas@cresa.com

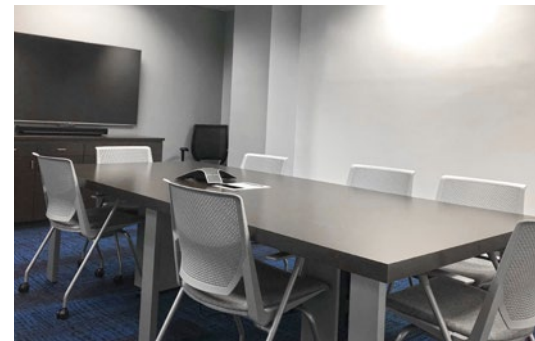
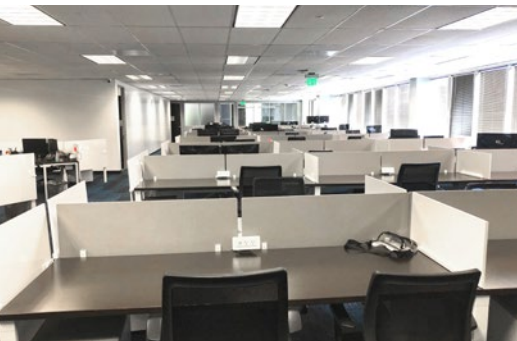


Maschera Usrey
214.306.6492 dd
musrey@cresa.com

cresa



Click to Take
Virtual Tour



O'Connor Ridge
4545 Fuller Drive, Irving, TX



Scott Bumpas
214.306.6495 dd
sbumpas@cresa.com

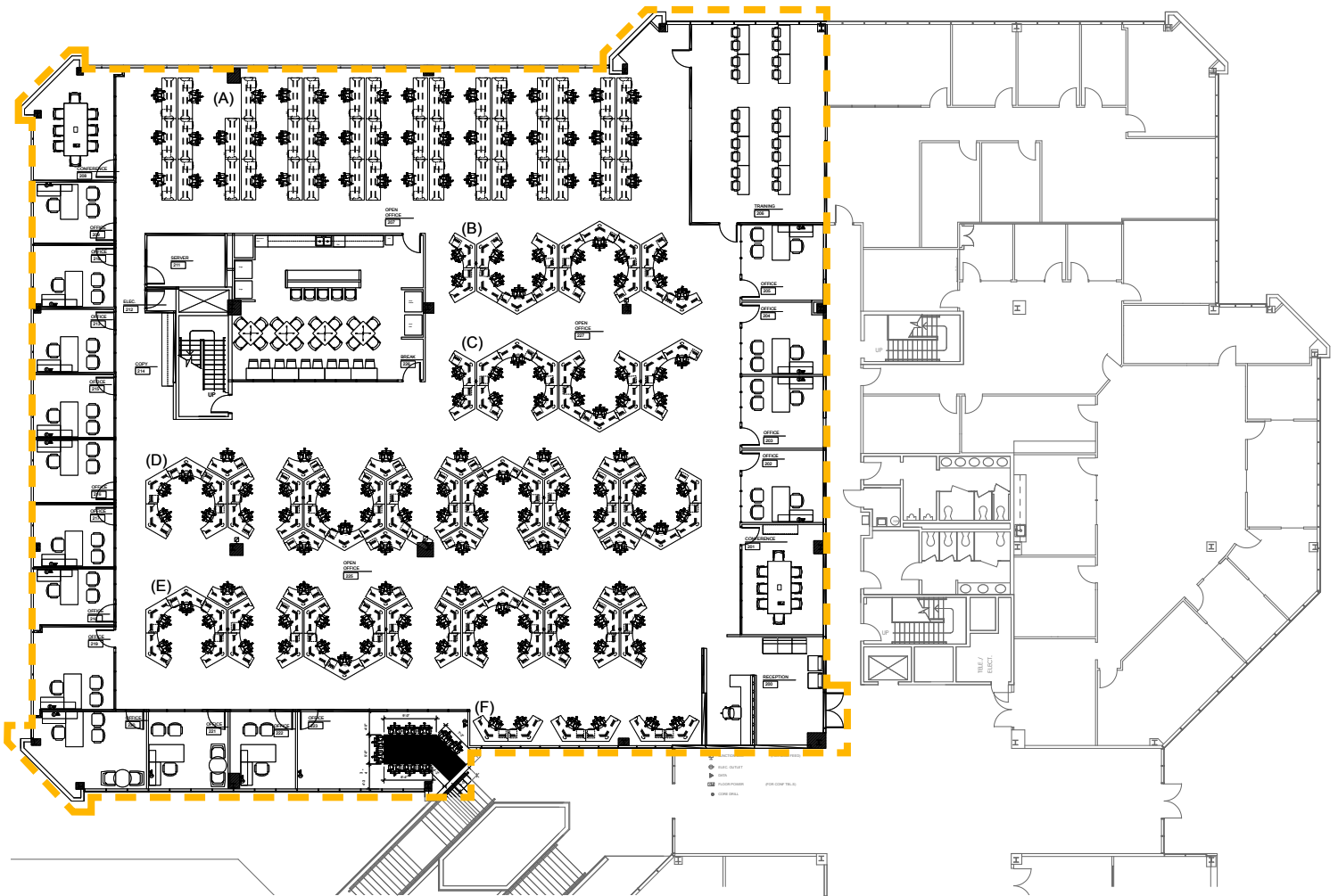


Maschera Usrey
214.306.6492 dd
musrey@cresa.com

cresa

Cresa © 2021. All rights reserved. The information contained in this document has been obtained from sources believed to be reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Opinions, assumptions or estimates used are for example only and do not represent the current or future value of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





Space Features

- First floor lobby exposure
- Furnished
- TVs in break room, IT room and conference rooms (Apple TV/Soundbar/HDMI)
- Conference room with projector and drop-down screen
- White noise
- Security cameras
- Two SS refrigerators
- Secure room
- Secure server room
- Testing room with sink

O'Connor Ridge

4545 Fuller Drive, Irving, TX



Scott Bumpas
214.306.6495 dd
sbumpas@cresa.com



Maschera Usrey
214.306.6492 dd
musrey@cresa.com