

**Rare Turtle Creek
Sublease Available**

GAEDEKE GROUP

**Regency
3710 Rawlins Street, Dallas, TX 75219**

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Regency
3710 Rawlins Street, Suite 1350
Dallas, TX 75219

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Premises	Suite 1350
Size	2,943 RSF
Rental Rate	\$25.00/SF/YR + NNN Expenses + Electric
Availability	30 Days
Term	Through December 31, 2025
Furniture	Negotiable
Submarket	Uptown / Turtle Creek
Parking	9 Unreserved Covered, Free Parking Spaces

Suite Features

- Double-Glass Door Elevator Exposure
- Exposed Ceiling in Reception
- Large Executive Office
- Glass Front Private Offices
- 10 Person Conference Room

Building Features | Click to View ▶

- Short Walk or Ride to Hundreds of Area Restaurants and Shops Including: Eatzi's, Starbucks, Al Biernat's, Carbones, Pints & Quarts, Mudsmith, Mille Lire, Sachet, TJ's Seafood Market, and Parigi
- Tenant Lounge with Two Zen Rooms
- Deli serving Breakfast & Lunch
- Lobby Wi-Fi Connectivity
- 24/7 On-Site Courtesy Officer and Key Card Access
- On-Site Management
- Shoe Shine and Massage Service

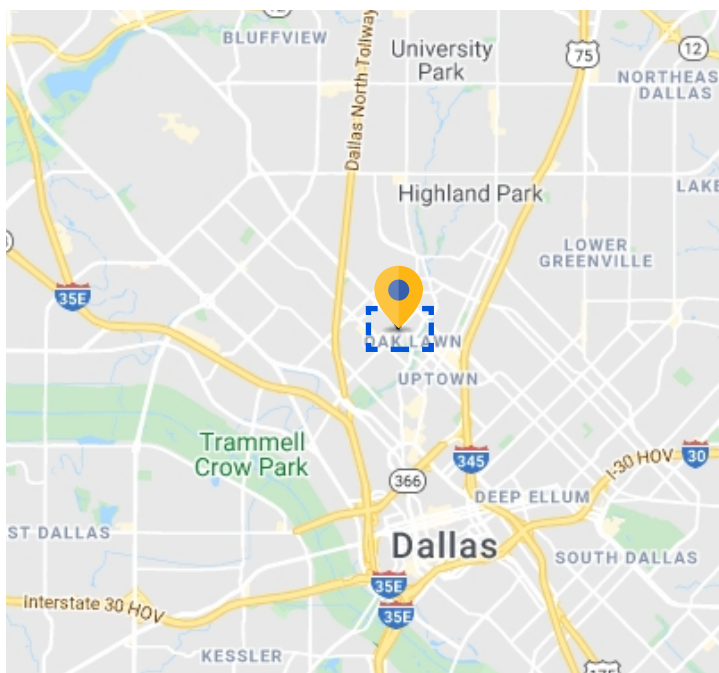
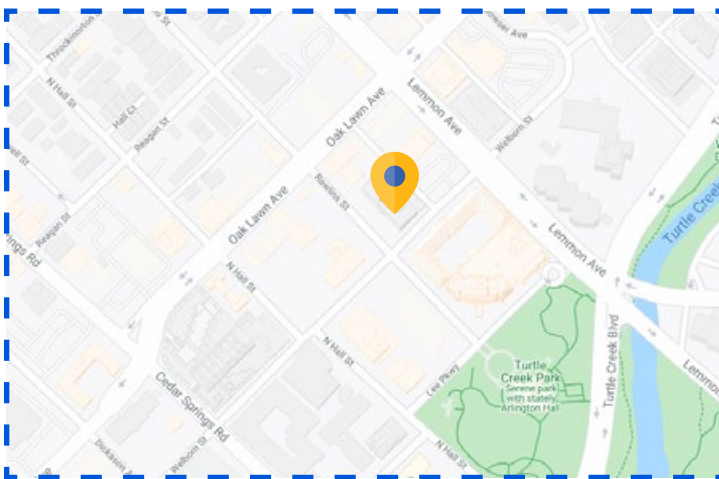
Contact



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5005 LBJ Freeway | Suite 800 | Dallas, TX 75244





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Interior | Click Photo to Watch Video ▶

Suite 1350 | 2,943 RSF



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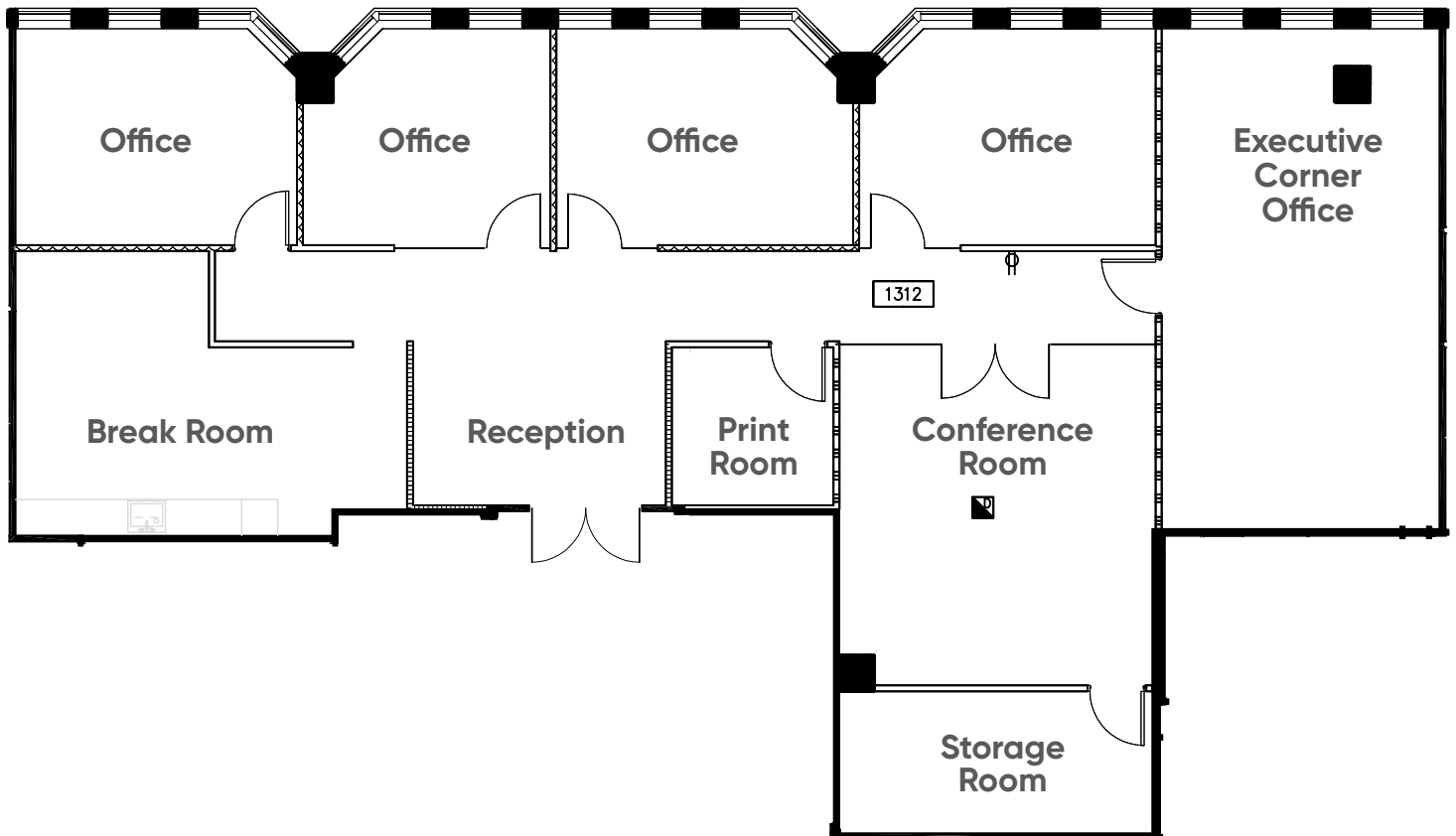




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Floor Plan (Furniture Not Depicted)

Suite 1350 | 2,943 RSF



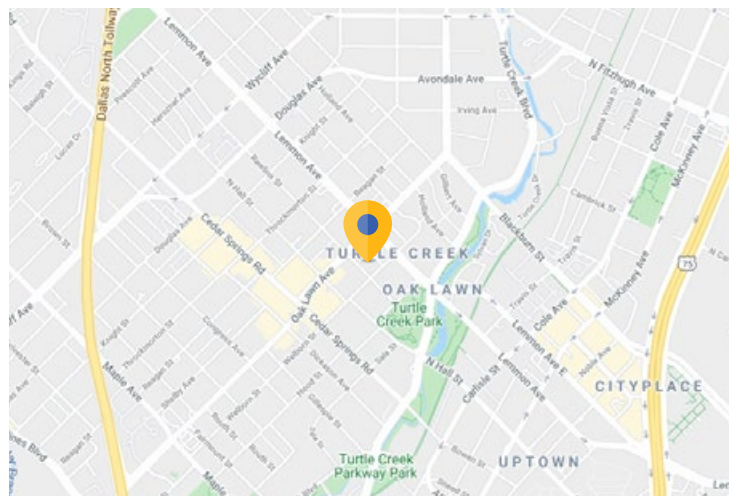
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Property | Click Photo to Watch Video Learn More ▶

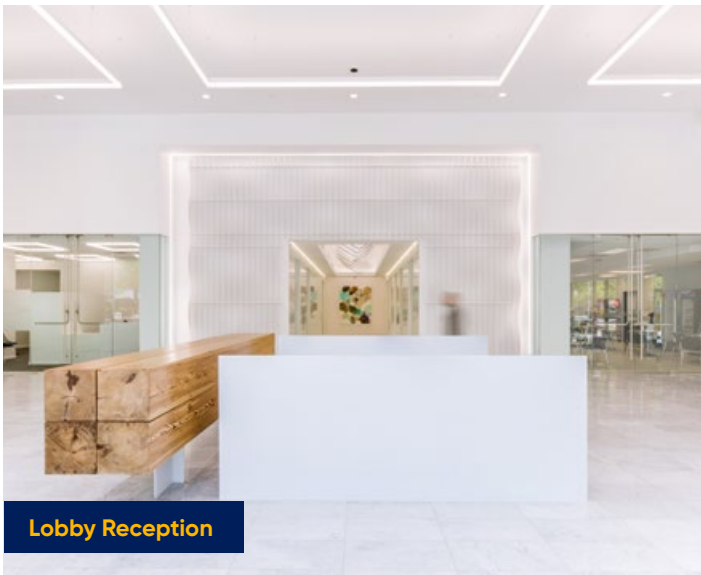
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Conference Room



Tenant Lounge



Lobby Reception



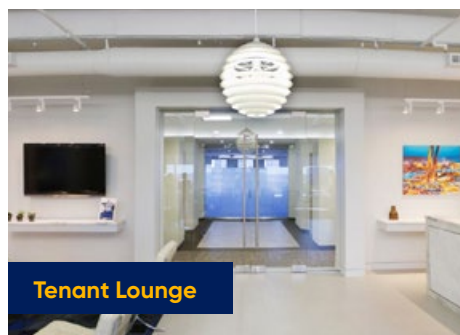
Zen Room

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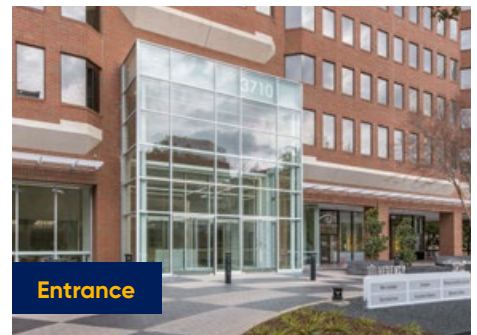
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Tenant Lounge



Entrance