



## MEDICAL OFFICE - SUBLEASE

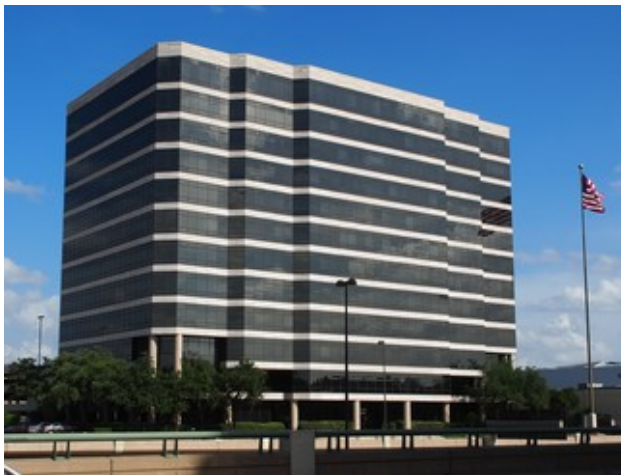
UPTOWN TOWER – CONTIGUOUS SUITES 730, 740 & 750

4144 N CENTRAL EXPY., DALLAS, TX 75204

(Located just south of N Fitzhugh Ave.)

7,074 RSF

READY FOR OCCUPANCY



### RENTAL RATE

- \$25.00 SF (Full Service with Base Years)
- Annual increases of \$.50 SF per year.

### TERM

- Sublease Available Through October 31, 2027

### ADDITIONAL INFORMATION

- Includes exam rooms, private offices, and laboratory area
- Parking will accommodate medical office (Some reserved spots available)
- Renewal options include: 5 additional terms of 60 months each

### Contact Information

Exclusive Listing Broker  
for the Tenant/Sublessor

**SOLENDER/HALL, INC.**

Elizabeth Solender

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Patient Check-In Facing Reception Area



Break Room



One of several in-suite restrooms



One of several wash areas



Exam Room

