



For Sublease

\$22.00/SF

CONTACT

Victor Williams

Director of Operations

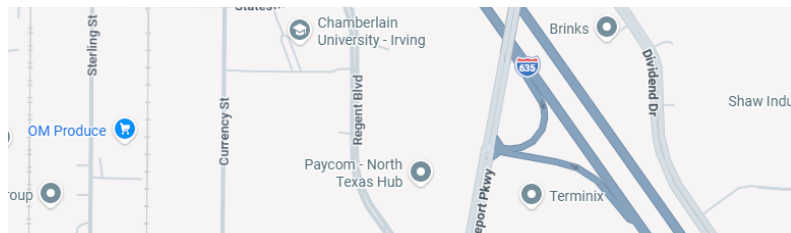
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4609 Regent Blvd. **Irving, TX**

Building Summary

- Lease Expiration: April 30, 2030
- Efficient, Flexible Floor Plates
- Asking Rate: \$22.00/SF Full Service
- Excellent LBJ Freeway Visibility with immediate access to SH 114, SH 121 & SH 161
- Move-In Ready, Fully Furnished with Existing IT Infrastructure
- 300+ Workstations Per Floor
- Two DART Bus Stops Within Walking Distance
- 6.7:1,000 SF Surface Parking Ratio
- Emergency Backup Generator
- Dual Fiber Connectivity via Verizon & AT&T



Allan Bailey Johnson Group

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Tenant Representation
PAYCOM

Irving - 1st Floor



Irving - 2nd Floor



Irving - 3rd Floor

