

**FOR SUBLEASE**  
**4301 Cambridge**  
*Fort Worth, TX*

- Plug and Play Call Center – Fully Furnished with up to 700 Seats
- Up to 76,229 SF, Divisible to 5,280 SF
- Available Immediately with Flexible Term Length

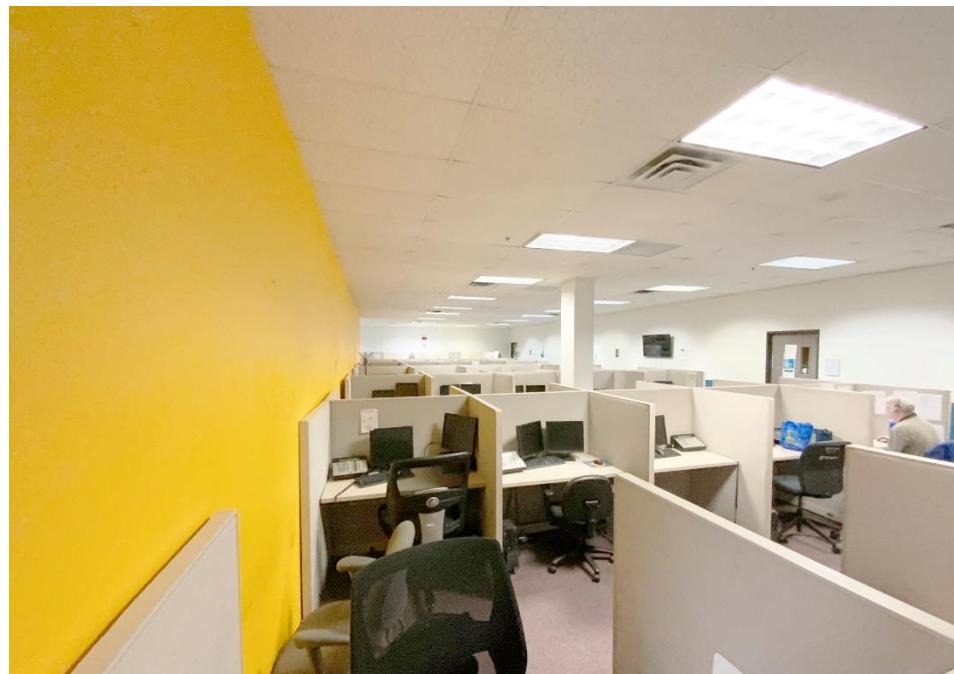


## Specifications

<b>Building Area (SF)</b>	139,250
<b>Site Size (AC)</b>	13.72
<b>Year Built/Renovated</b>	1984 / 2007
<b>Parking Ratio</b>	6.9 spaces / 1,000 SF (961 spaces)
<b>Building Type/Subtype</b>	Office/Call Center
<b>Term</b>	Thru 12/31/2022
<b>Asking Rent</b>	\$9.50 Net

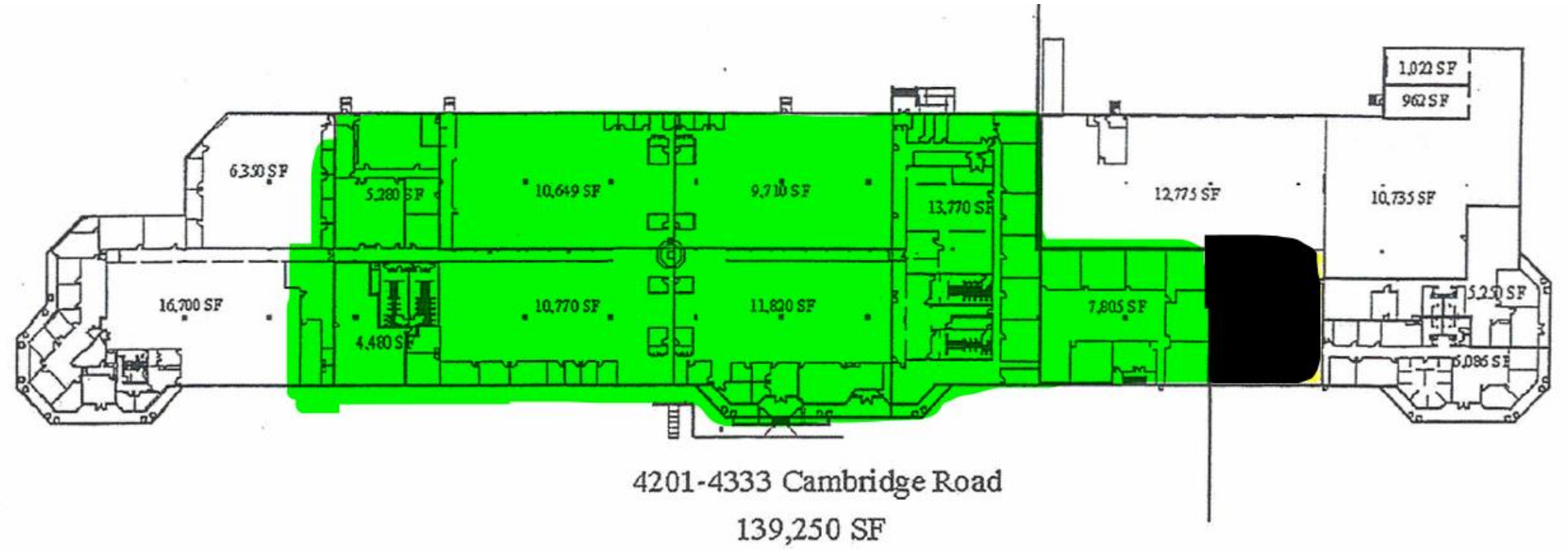
## Highlights

- Centrally located in DFW in the Centreport Development
- Fully furnished Plug & Play call center space
- Up to 76,229 SF, Divisible to 5,280 SF
- Available Immediately with Flexible Term Length
- Dense parking available



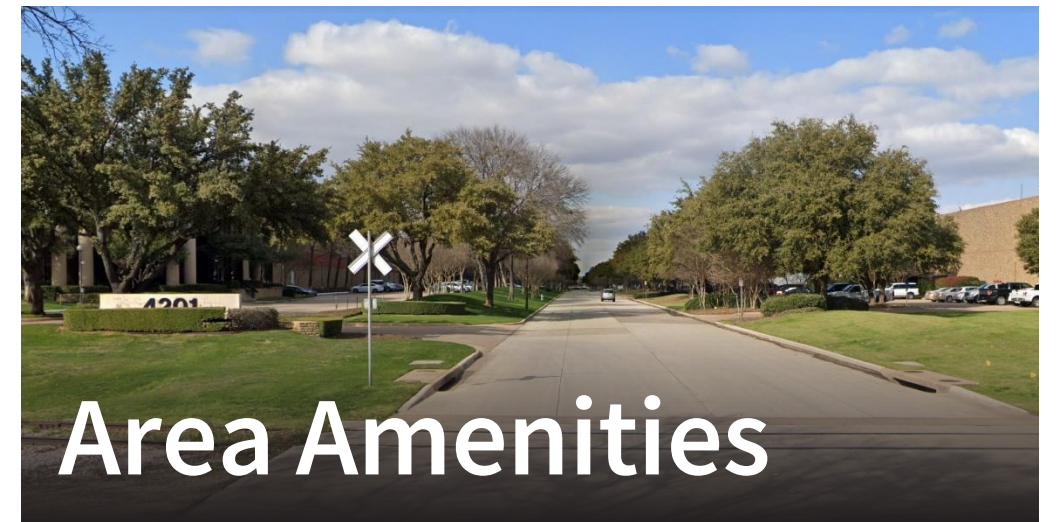
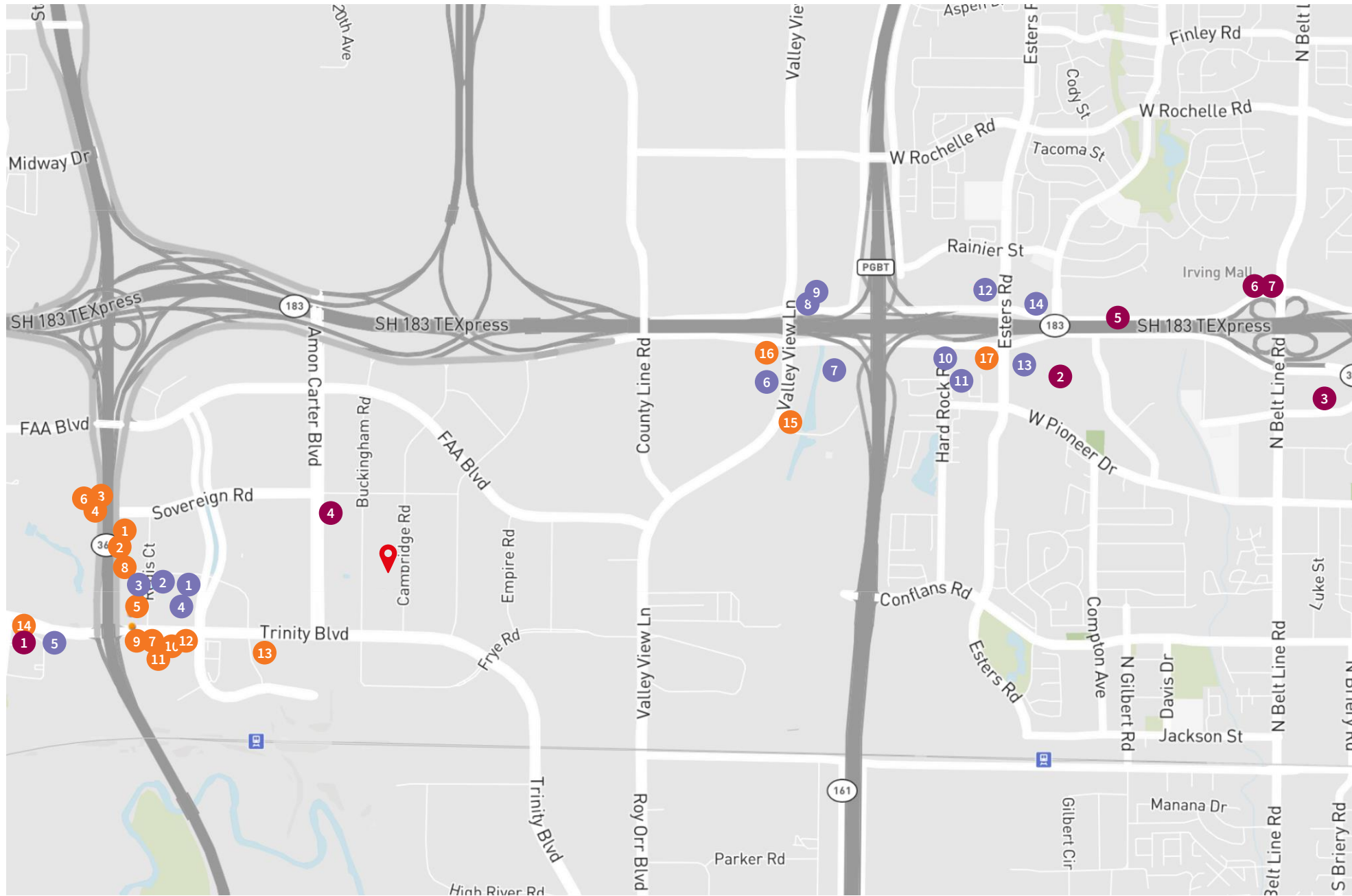


## Floor plan



**Space Available:**

**Up to 76,229 SF**



### Food & Drink

- 1 Chick-fil-a
- 2 Taco Bell
- 3 NY Pizza & Pasta
- 4 Villa Grande Mexican Restaurant
- 5 Pho Kobee
- 6 Chipotle
- 7 Wendy's
- 8 Panera Bread
- 9 Starbucks
- 10 Big Apple Café
- 11 Street Bowl Scratch Kitchen
- 12 Gyro & Burrito House
- 13 Subway
- 14 PO-Boy's
- 15 Curry Leaf Restaurant
- 16 Whataburger
- 17 Jack in the Box

### Retail

- 1 Amazon Hub Locker
- 2 Walmart
- 3 Home Depot
- 4 USPS
- 5 Ross Dress for Less
- 6 Macy's
- 7 Express Outlet

### Hotels

- 1 Holiday Inn
- 2 Candlewood Suites
- 3 Hampton Inn & Suites
- 4 Marriott DFW Airport South
- 5 Days Inn & Suites by Wyndham
- 6 Hilton Garden Inn
- 7 Atrium Hotel & Suites
- 8 Residence Inn by Marriott
- 9 Courtyard by Marriott
- 10 Home2 Suites by Hilton
- 11 Country Inn & Suites by Radisson
- 12 Holiday Inn Express
- 13 Best Western Irving Inn & Suites
- 14 La Quinta Inn & Suites

