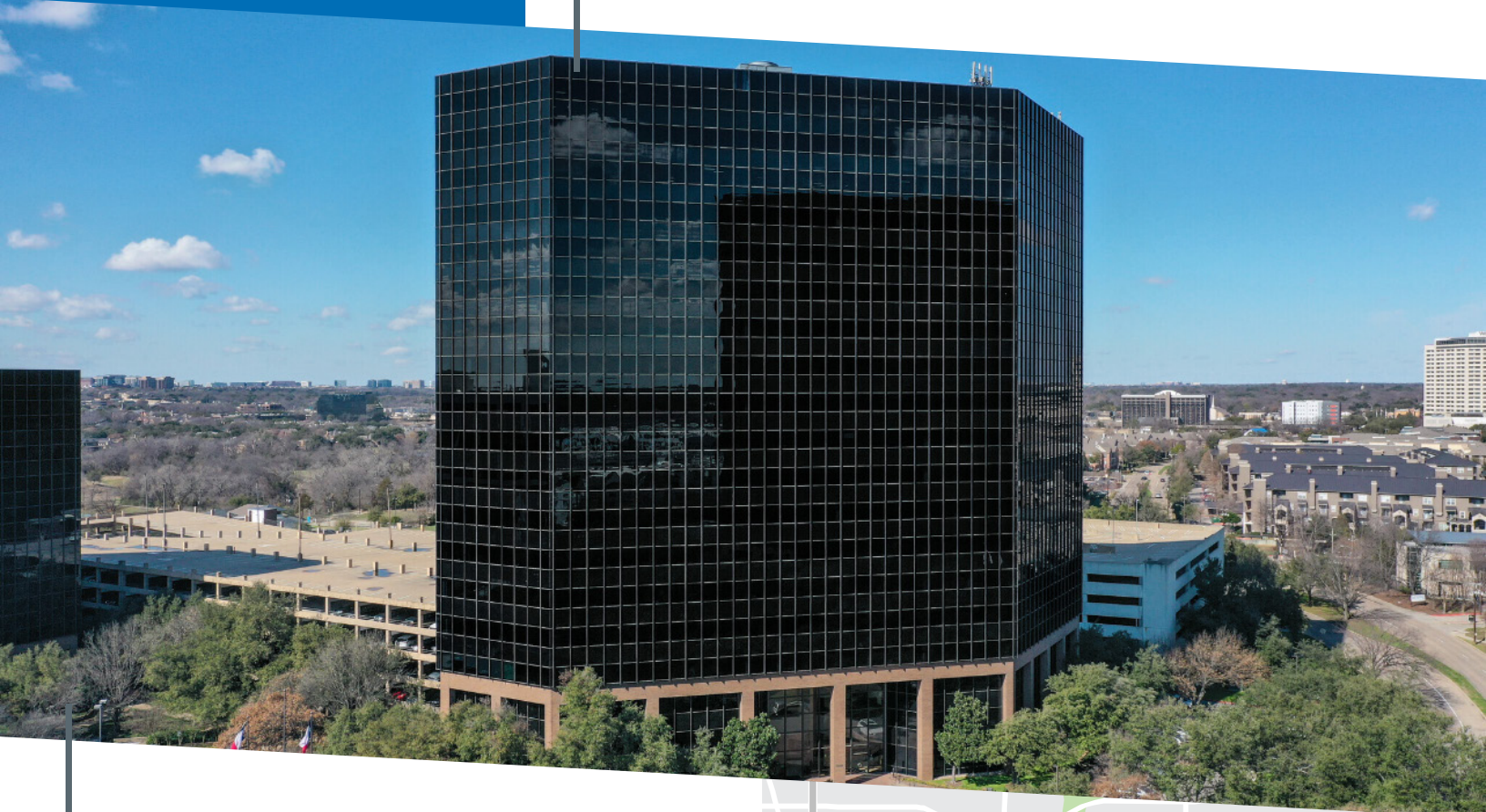


# Sublease at Three Forest Plaza

16,040 SF (Divisible) Available

12221 Merit Drive, Dallas, TX 75251

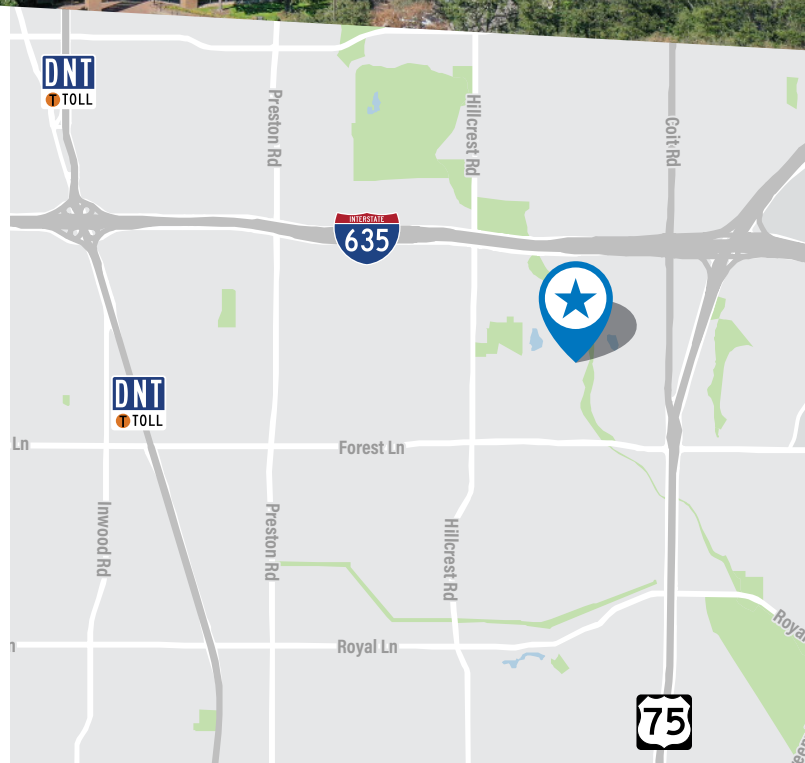


## Availability

- Suite: 1175
- Furniture available
- Size: 16,040 SF (Divisible)
- Class A office space
- Expiration: 4/30/24
- Rental rate: Negotiable

## Building Amenities

- On-site security
- Convenience store & deli
- Key card access
- Banking
- Conferencing facility
- Covered parking ratio: 3.33/1,000
- Fitness center



For More Information

## Sublease at Three Forest Plaza

16,040 SF Available

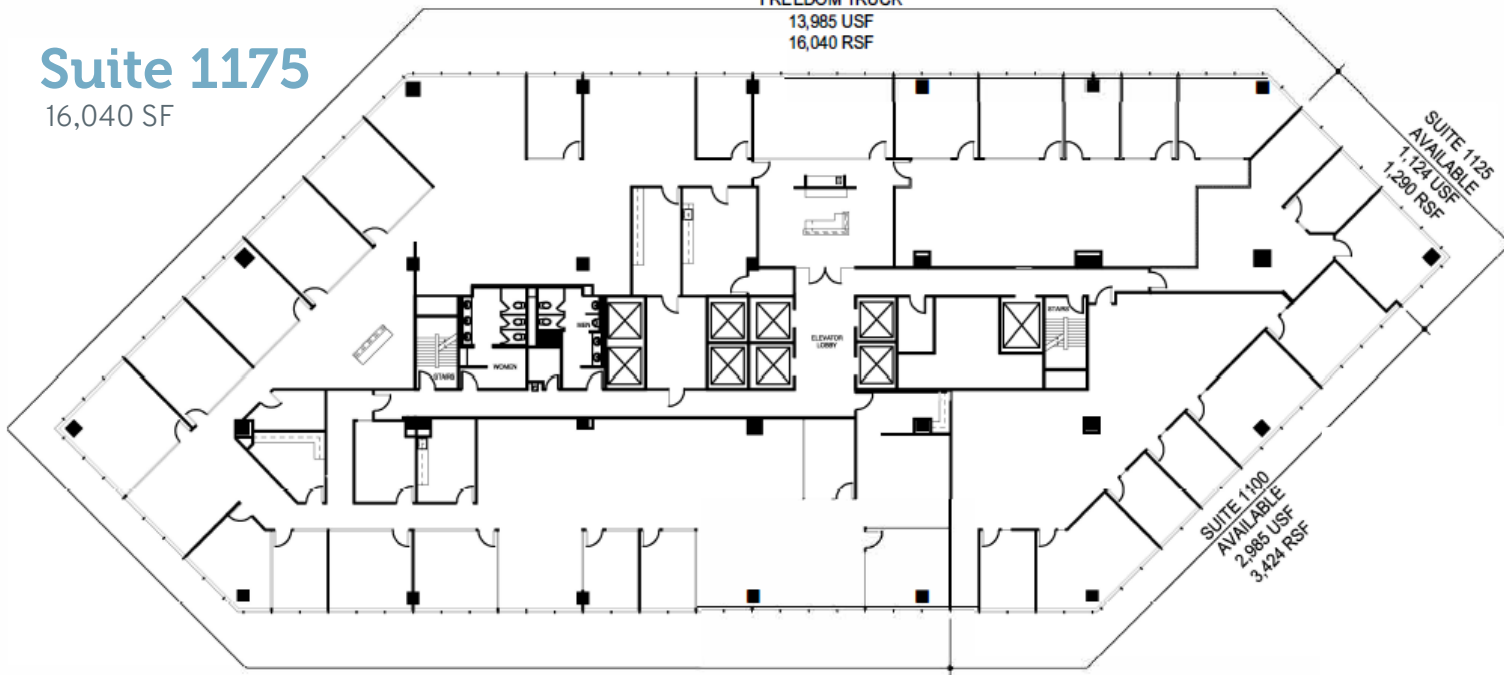
12221 Merit Drive, Dallas, TX 75251



### Suite 1175

16,040 SF

SUITE 1175  
FREEDOM TRUCK  
13,985 USF  
16,040 RSF

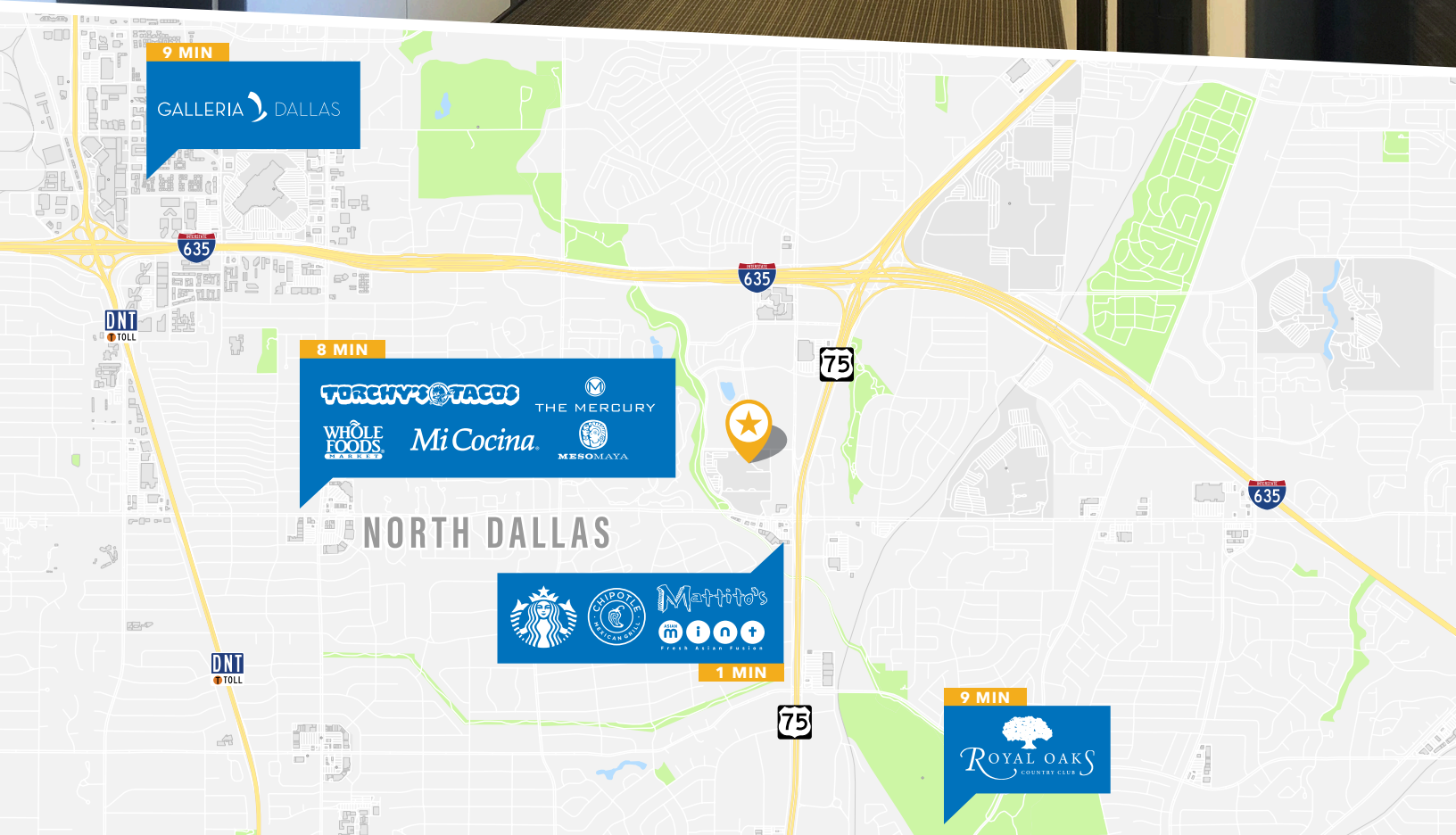




# Sublease at Three Forest Plaza

16,040 SF Available

12221 Merit Drive, Dallas, TX 75251



2300 N Field St, Suite 2000  
Dallas, TX 75201

[transwestern.com](http://transwestern.com)

**Hanna Henley**

Associate

214.237.5020

[hanna.henley@transwestern.com](mailto:hanna.henley@transwestern.com)

**Jordan Wade**

Vice President

214.446.4531

[jordan.wade@transwestern.com](mailto:jordan.wade@transwestern.com)