

PRIME FLEX SPACES

2601 TX-121 · Building 1, Unit 108 · Lewisville, TX 75056

FOR LEASE



2,118 SF Premium Flex Space · Available Now

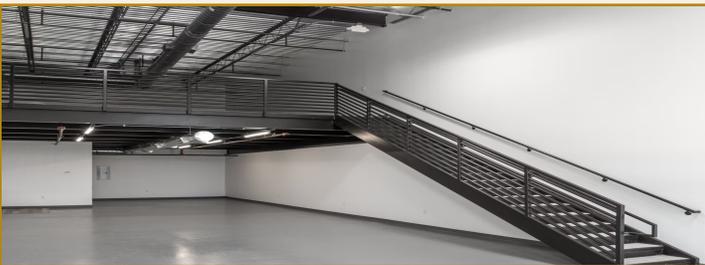
Sam Rayburn Tollway (TX-121) · 22' Clear Height · Drive-In Bay · Mezzanine

PROPERTY DETAILS

Rental Rate: **\$19.00 / SF / YR**
Size: **2,118 SF**
Space Use: **Flex**
Condition: **Full Build-Out**
Term: **Negotiable**
Available: **Now**

KEY FEATURES

- ✓ 22' Clear Height
- ✓ 1 Drive-In Bay
- ✓ Mezzanine Level (Office/Storage)
- ✓ Brand-New HVAC Systems
- ✓ Private, Fully Built-Out Restrooms
- ✓ 61 Standard Parking Spaces
- ✓ Flexible Lease Terms



PROPERTY OVERVIEW

Move-in ready flex unit in one of North Texas's most connected corridors. Designed for office, showroom, or light-industrial use, this premium space features modern finishes, mezzanine build-outs, new HVAC, and private restrooms — all immediately off TX-121/Sam Rayburn Tollway.

IDEAL USE TYPES

Office / Creative Studio

Retail / Showroom

Light Industrial

Specialty Services

Medical / Wellness

Technology / Lab



Dedicated front-door parking with drive-in bay access

LOCATION & ZONING

- Direct access to TX-121 / Sam Rayburn Tollway
- Advantageous zoning for diverse business types
- High-visibility corridor in Lewisville, TX

Sam Ammana
Realtor

sitiglobalrealty@gmail.com · 469-321-5115
LoopNet Listing: Building 1 · Unit 108 · 2601 TX-121 · Lewisville TX 75056

Information deemed reliable but not guaranteed. Subject to change without notice.

All information should be independently verified prior to lease execution.

Contact agent for tours and leasing information