



Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



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Farmers Branch, TX

Two Colinas Crossing offers easy access to **I-635 (LBJ), I-35**, as well as **DFW and DAL (Love Field) airports**.

The building is an **excellent** location for major **corporate** tenants, offering **waterfront views**, an **on-site conference center, fitness facility, locker rooms, tenant lounge**, and **grab & go market**.

Building Features

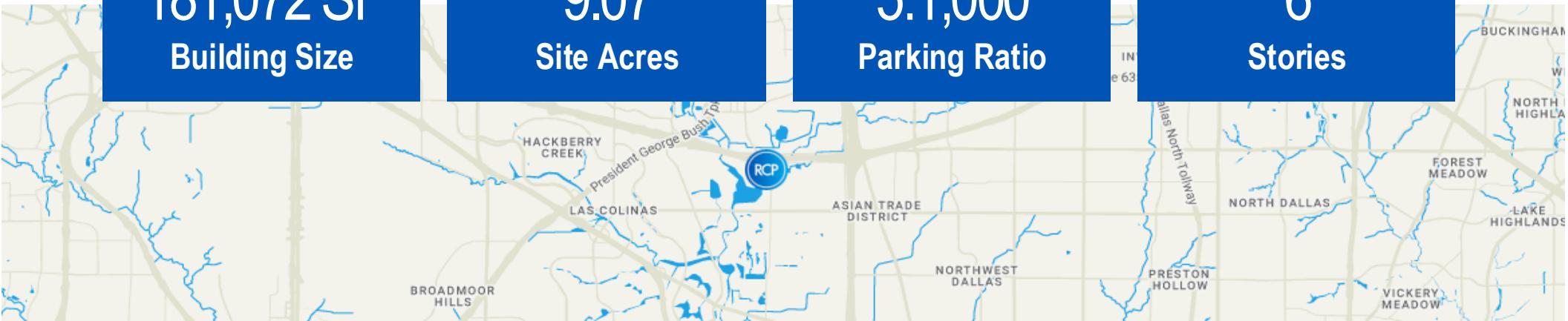
- Building signage available
- Covered garage parking
- Wifi in all common areas
- Dual feed power supply from two separate sub-stations
- 5:1000 Parking
- Floor to ceiling windows
- Waterfront views
- On-site security guard
- Micro-market on site
- Fitness center and locker rooms
- 1-minute walk to Double Tree hotel

181,072 SF
Building Size

9.07
Site Acres

5:1,000
Parking Ratio

6
Stories



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Neighborhood Amenities

- The building overlooks a distinctive **110-acre** complemented by **50 acres of park land** **hike-and-bike trail**
- **Accessible dining** options nearby including **Boardwalk**: Barrel & Bones, Black Agave, Ristorante, and the upcoming Drunken Oys...
- Convenience to local **golf course: Luna Vista**
- Easy access to **DFW International Airport & Dallas Love Field**



vimeo

<https://vimeo.com/1009316582> | Drone Tour

Leasing Info

- **Full Floor Opportunities:** 2nd and 3rd floors are available – (2) server rooms on each floor equipped with supplemental air and racking
- **Existing Layout/Build Out Notes:** Combination of open space and private offices. Floor plates are approximately 32,000 SF.

Availability

- **Suite 200** – 31,759 SF ; Plug-N-Play (demisable)
- **Suite 300** – 33,029 SF – 2nd floor and 3rd floor contiguous to make 64,788 SF ; Plug-N-Play

See the following pages for floor plans.

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For more photos and info about this property, please visit

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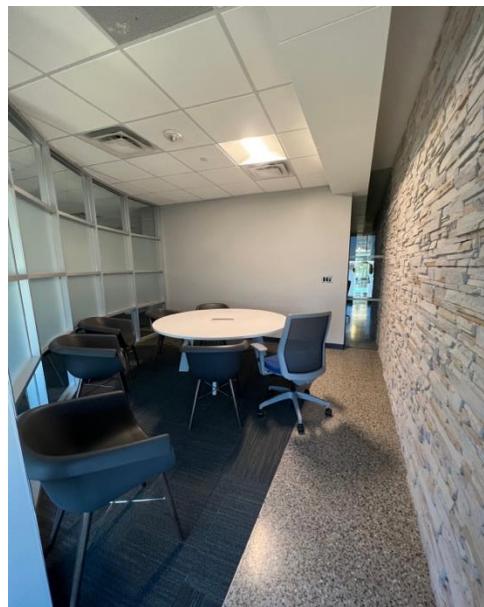
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RCP RESERVE
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Suite 200 | 31,759 SF

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Glass offices & balcony
- Open layout
- 2 large training rooms
- 5 conference rooms
- 11 offices
- 2 server rooms equipped with racking and HVAC
- Large break area
- Wet bar on each wing of the floor



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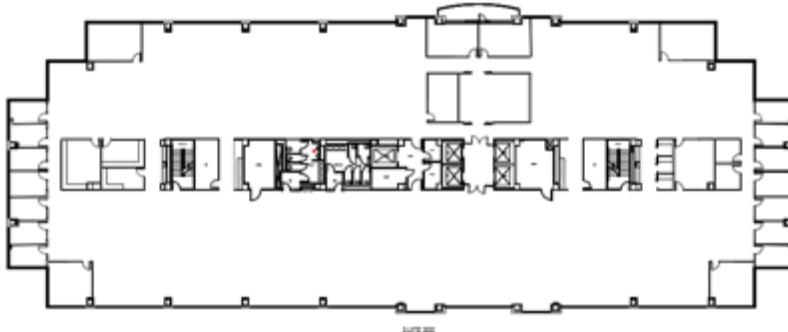
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RCP RESERVE
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Suite 300 / 33,029 SF

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Balcony overlooking the lake
- Open layout
- Waterfront view
- 16 offices
- 6 conference rooms
- 2 server rooms equipped with racking and HVAC



Property Contact

Leasing Team:

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o 972.273.0300



The information presented was obtained from sources deemed reliable;
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