

FOR LEASE - 12,150 SF
122 VALLEY RIDGE BLVD, SUITE A&B
LEWISVILLE, TX 75057



LOCATION

COUNTY	Denton
MARKET	Northwest Dallas
SUBMARKET	Lewisville

BUILDING HIGHLIGHTS

TOTAL BUILDING SF	40,500 SF
CLEAR HEIGHT	22'

LISTING HIGHLIGHTS

AVAILABLE SF	12,150
SPEC OFFICE SF	±1,486
SPRINKLERED	Yes
LOADING	2 Dock Doors & 2 Ramped Dock Door
COMMENTS	Small Paved Outside Storage Yard (See Aerial on Page 2) One (1) Mile from Interstate 35E Tenant Signage on Front of Building Available August 1, 2025



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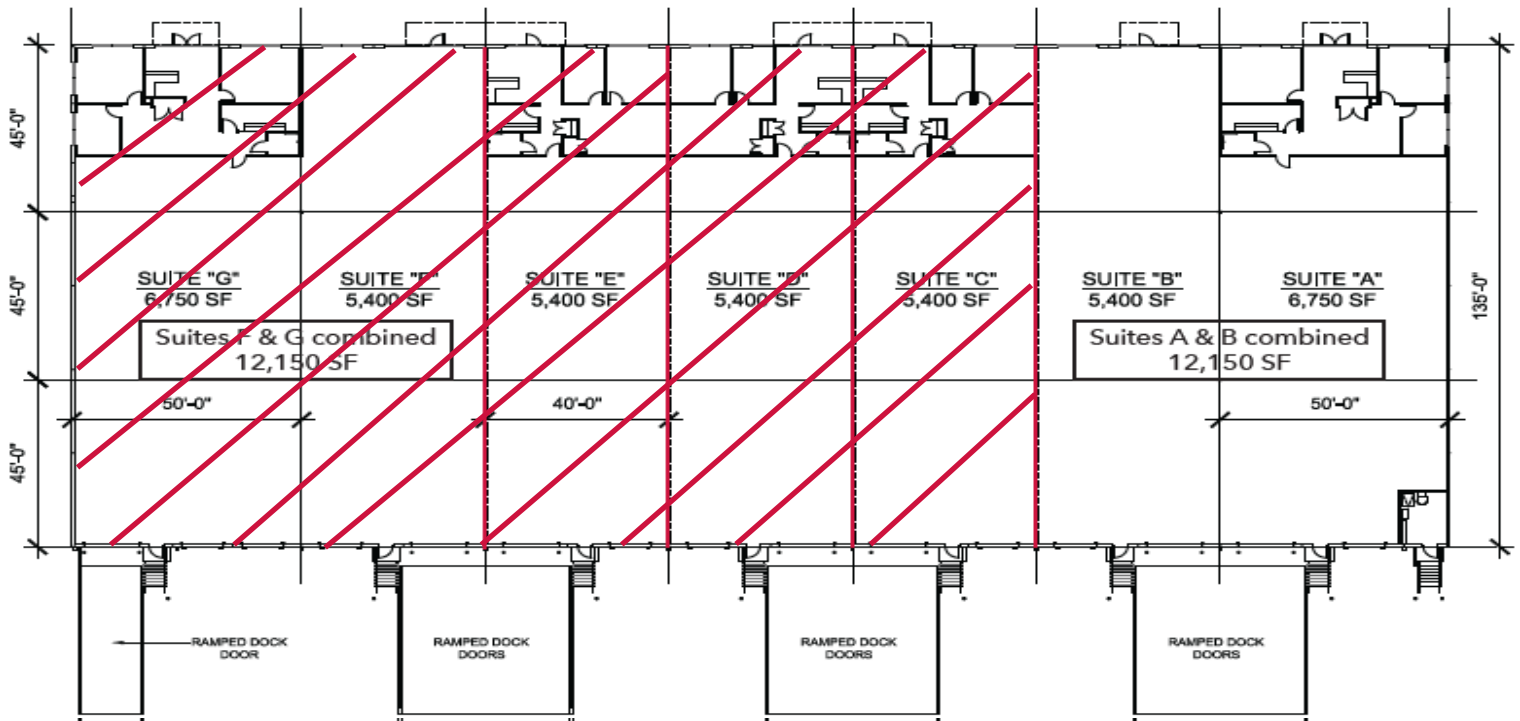
Developed By:



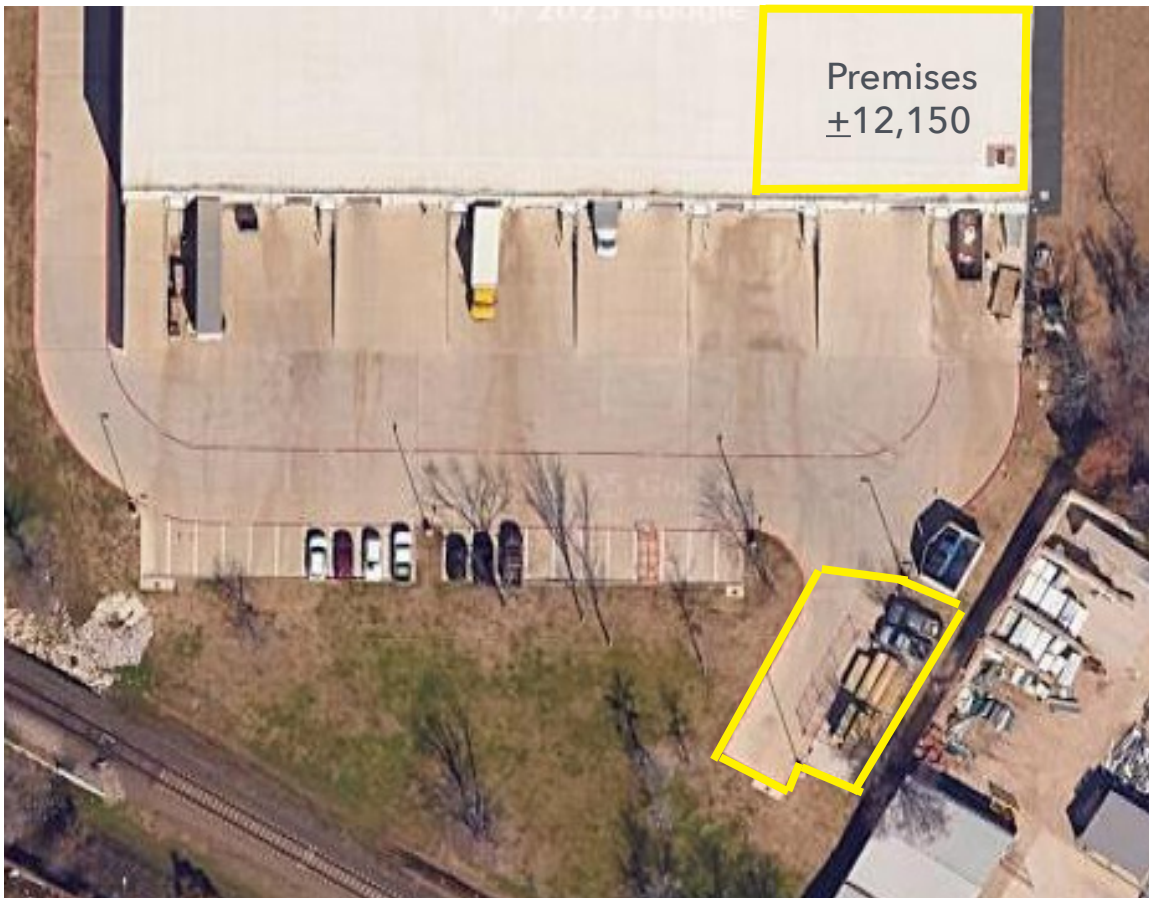
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Outside
Storage



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