

PRIME SPACE FOR LEASE IN LEWISVILLE

209 State Highway 121 Bypass

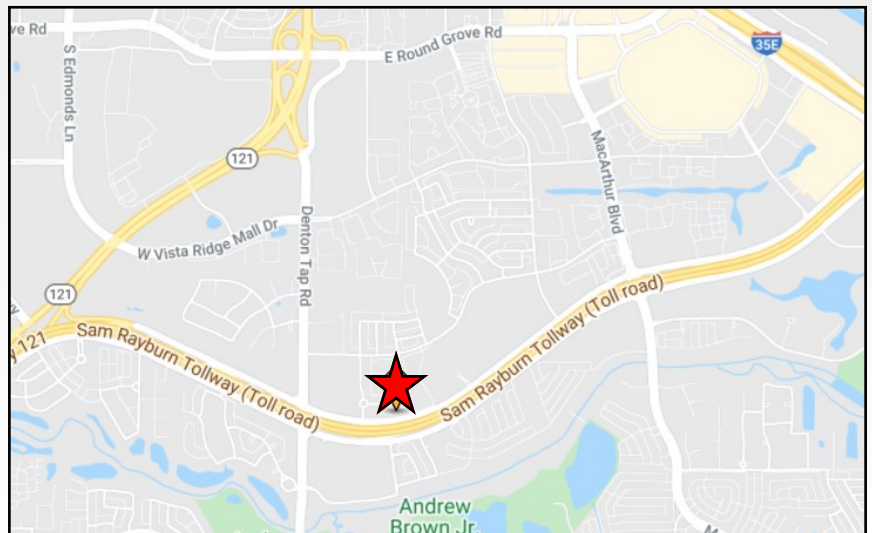
Lewisville, TX 75067

± 100 SF – 11,183 SF – Available Immediately



For more information please contact:

JOHN PAUL WEST
469.759.5821
jwest@westcr.com



Ph: 469-759-5800 • Fax: 469-759-5801 • www.westcr.com

800 W. Airport Freeway • Suite 840 • Irving, TX 75062

Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change in price, correction, errors and omissions, prior sales, or withdrawal without notice.

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PROPERTY FEATURES

- 31,650 SF Three Story Building.
- Suites available on 2nd Floor.
- Can accommodate ~100 - 11,183 SF.
- Fully built but with beautiful finishes including mix of private office and open layout.
- Turn-key solution for immediate occupancy including high-end systems furniture available.
- 24/7 Card Key Building Access.
- Dual Fiber Providers - High Speed Internet.
- Very Heavy Power with Generator back up Power
- 4.06:1,000 Parking Ratio
- Building and Monument Signage Opportunities.
- Access to I-35, SH 121, & minutes from D/FW Airport.
- Numerous restaurants, hotels, child care, and housing options in immediate vicinity.



2nd Floor Corner Office

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Newly Renovated Atrium and Lobby



Newly Renovated Atrium and Lobby



New Tenant Conference Facility



New Tenant Lounge



New North Entrance, Lobby, Lounge, & Conference Facility

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Systems Furniture available with natural light



Breakroom on each floor



2nd Floor Conference Room



Newly Renovated 3rd Floor Conference Room



Newly Renovated 3rd Floor Conference Room

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SECOND FLOOR PLAN - 11,183 SF



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