

PRIME SPACE FOR LEASE IN LEWISVILLE

209 State Highway 121 Bypass

Lewisville, TX 75067

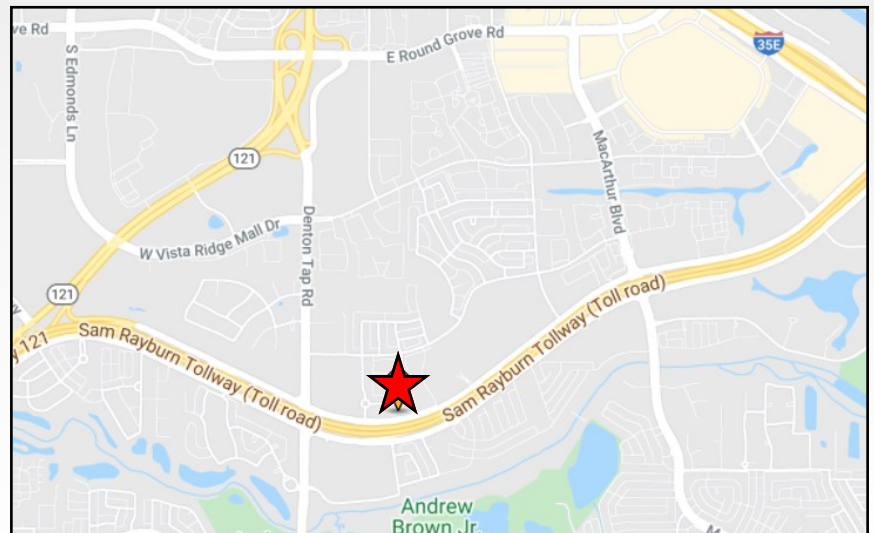
± 2,462 SF on 1st Floor – Available 10/1/2026

± 5,591 SF on 2nd Floor – 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.
- ~2,462 SF on 1st Floor - available 10/1/2026.
- ~5,591 SF on 2nd Floor - available immediately.
- 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 Conference Room

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BUILDING PHOTOS



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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1st FLOOR SUITE PHOTOS



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2nd FLOOR SUITE PHOTOS



2nd Floor Reception and Sitting Area



2nd Floor Conference Room



2nd Floor Open Area with Systems Furniture



2nd Floor Open Conference Area



2nd Floor Corner Office with Multiple Desks

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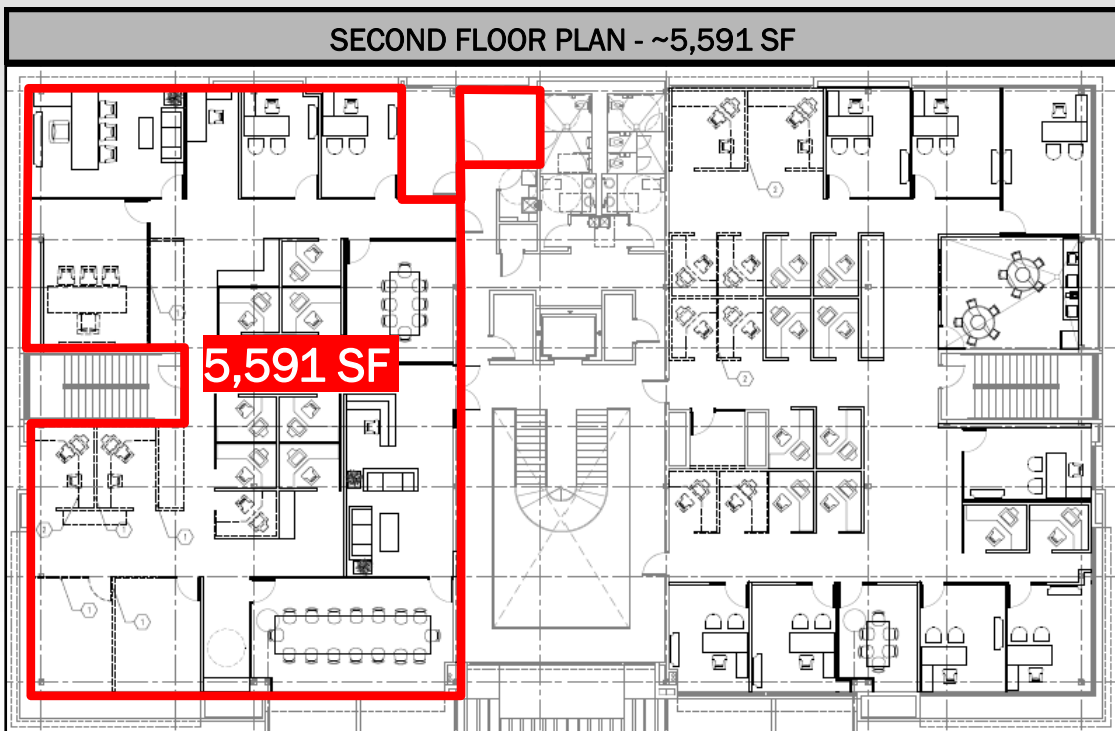
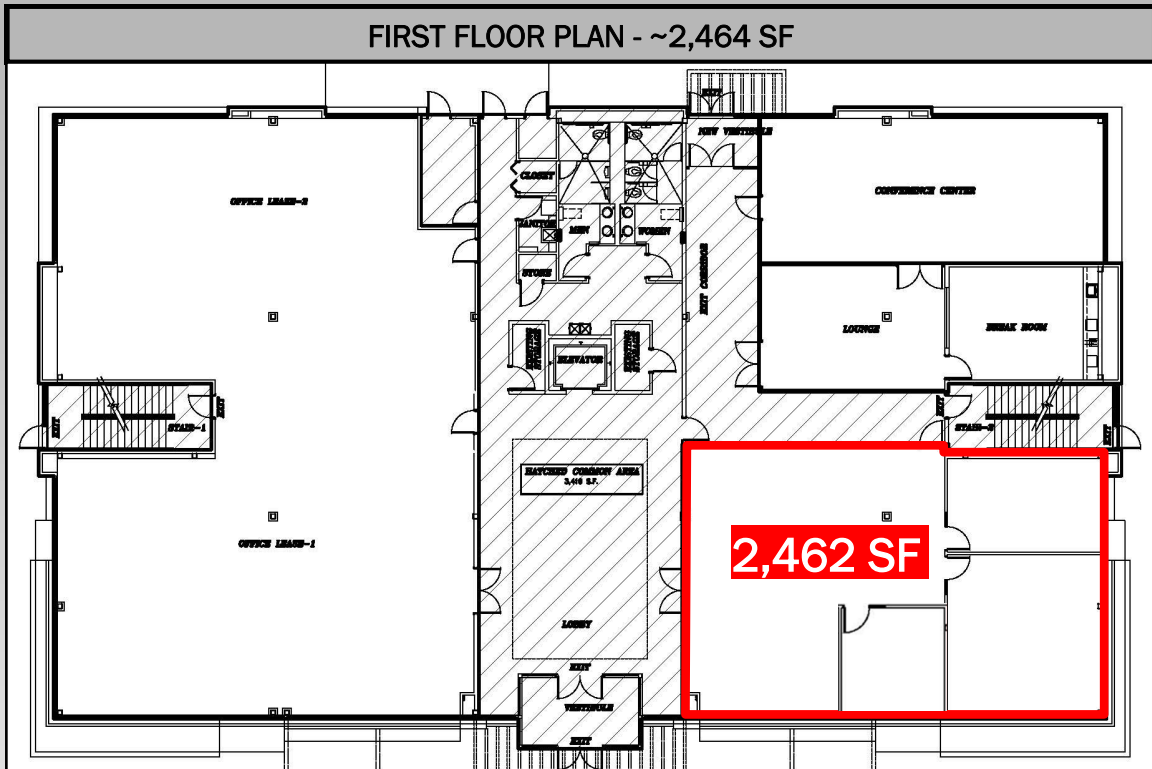
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FLOORPLANS



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