



CROWN CENTRE
CASTLE HILLS

 **HPI**

1961 STATE HIGHWAY 121 LEWISVILLE, TX 75056

PROPERTY HIGHLIGHTS

EXPERIENCE A NEW
KIND OF WORKPLACE

Crown Centre II redefines the modern office with its distinctive curved design, floor-to-ceiling windows, and industrial-chic aesthetic. This dynamic workspace seamlessly blends productivity with relaxation, offering employees a refreshing transition from the energy of the office to a tranquil outdoor oasis.

FULL BUILDING OPPORTUNITY WITH EXTERIOR SIGNAGE



147,500 SF
BUILDING SIZE

37,300 SF
SF FLOORPLATES

4
STORIES

2024
YEAR BUILT

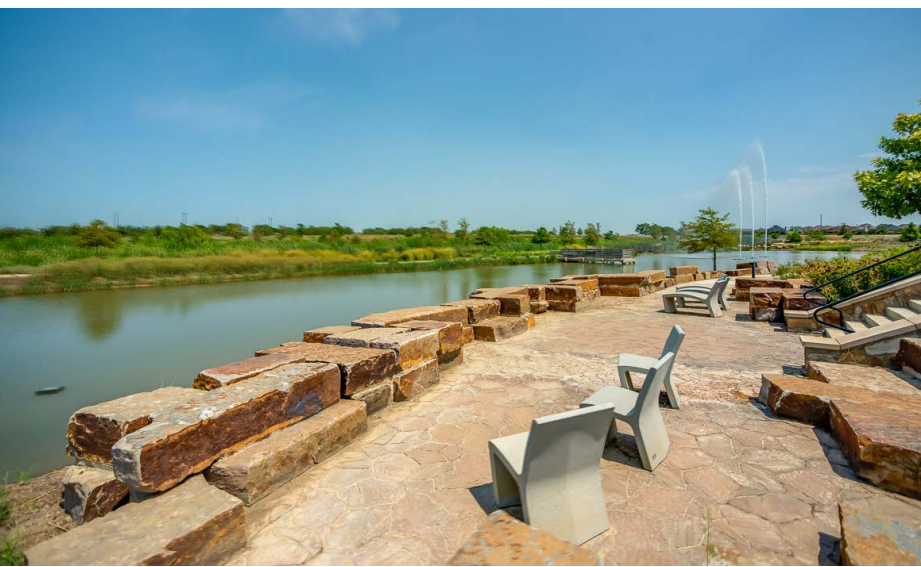
4/1,000
COVERED PARKING
GARAGE

3 Miles
SCENIC WALKING
TRAILS

140-Acre
MASTER-PLANNED
DEVELOPMENT

1MM+
SF OF OFFICE SPACE TO
DEVELOP

ECONOMIC INCENTIVE AVAILABLE TO QUALIFYING TENANTS



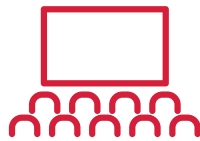
ON-SITE AMENITIES

A BETTER SPACE TO WORK

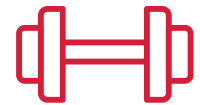
Designed for both productivity and well-being, Crown Centre II offers a suite of premium amenities to elevate the workday. Stay active in the state-of-the-art fitness center, complete with a fully equipped locker room. Host seamless meetings in the modern conference center, then unwind in the inviting tenant lounge and café— a stylish space to relax, connect, or grab a bite to eat in a comfortable setting.



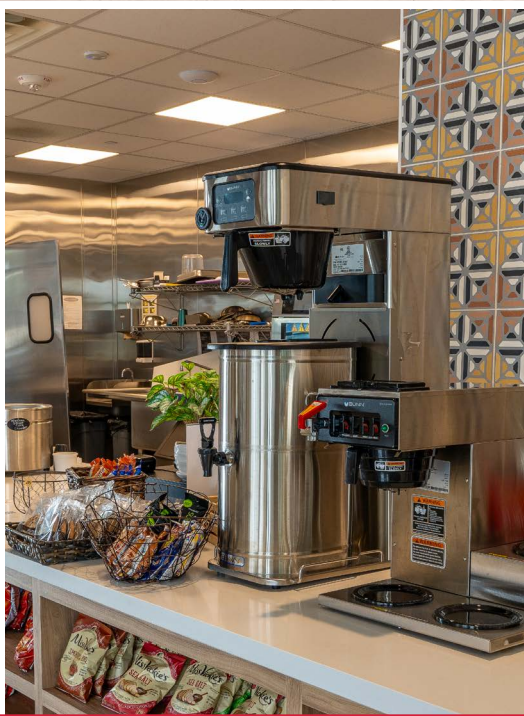
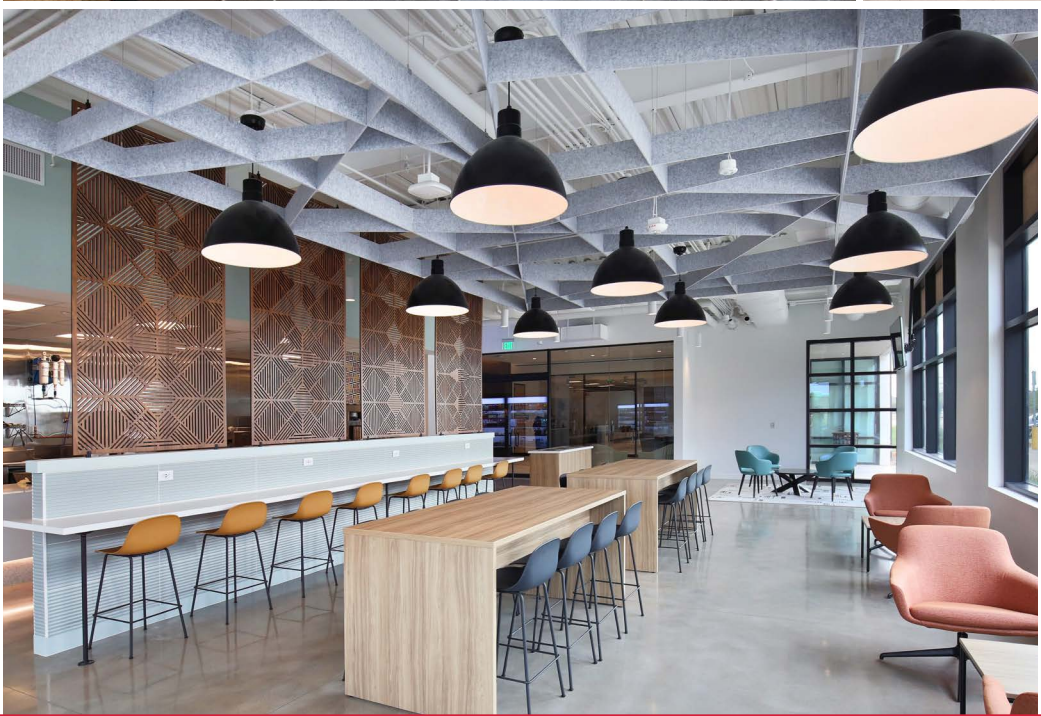
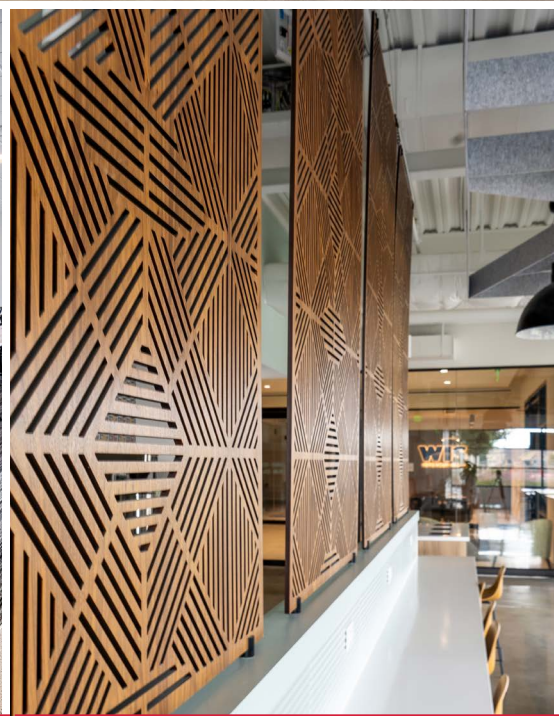
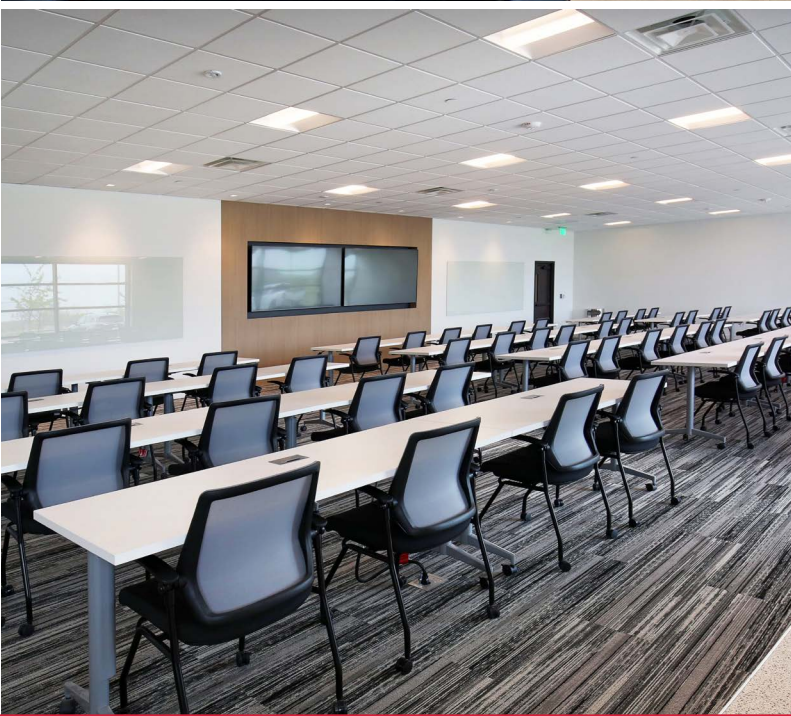
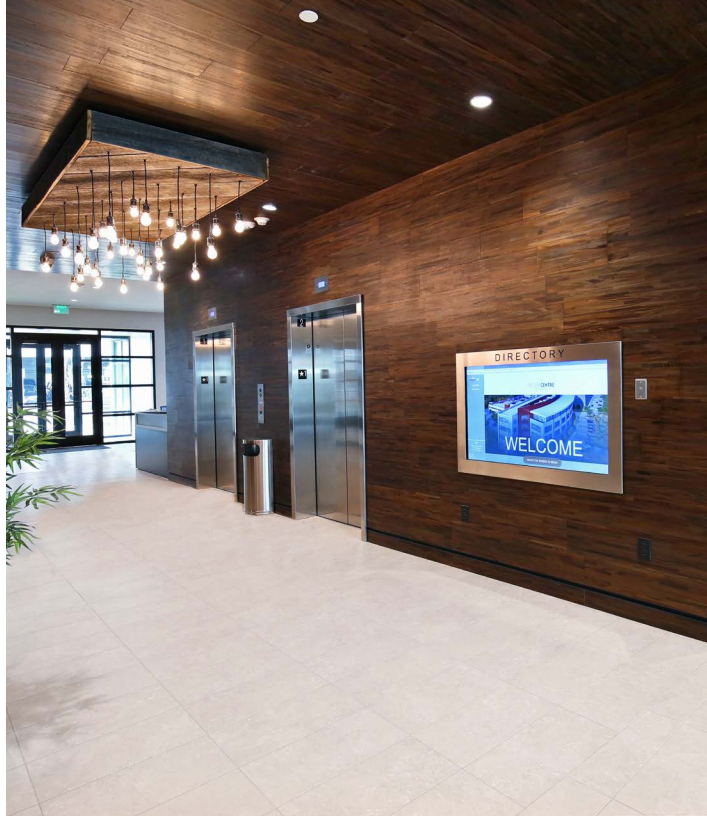
CAFÉ FOR CASUAL DINING

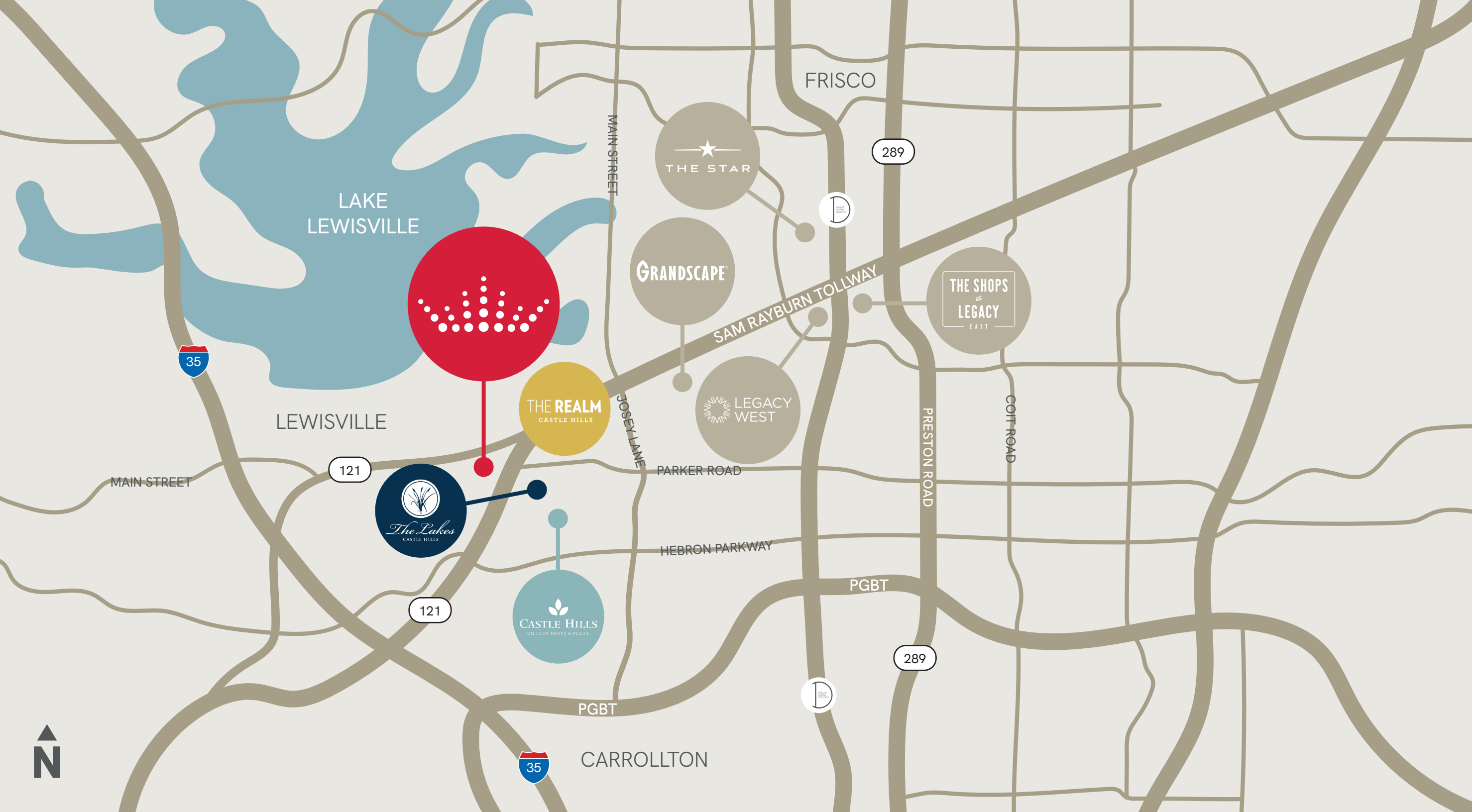


CONFERENCE CENTER FOR COLLABORATIVE
SESSIONS



FITNESS CENTER TO SUPPORT WELL-BEING





LOCATION

THE RIGHT SPACE IN THE RIGHT PLACE

Situated conveniently off the Sam Rayburn Tollway, Crown Centre II's commercial real estate is positioned to cater to the diverse needs of professionals across North Texas. The accessibility of the location between Dallas and Denton ensures an ideal setting for commuters seeking an efficient and well-connected workspace.

BUILDING SIGNAGE AVAILABLE - OVER 100,000 CARS PER DAY

- 14 min.
DFW AIRPORT
- 18 min.
ADDISON AIRPORT
- 28 min.
DALLAS LOVE FIELD AIRPORT

WWW.CROWNCENTRECASTLEHILLS.COM



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