



# OFFICE SPACE AVAILABLE FOR LEASE

## TURN-KEY RENOVATION OF ALL TENANT SPACES

Brookhollow  
Office Building

Schedule a Tour

19,370 SF AVAILABLE  
3,936 SF MAX CONTIG.  
\$23.00 / SF + MG



1760 S STEMMONS FWY | LEWISVILLE, TX 75067

### Property Details:

- 4 story office building; 79,867 SF total
- Conveniently located right off Stemmons Fwy
- On-site management
- Additional parking expansion
- Complete HVAC replacement
- On-site management
- Full LED lighting interior / exterior
- Shared Conference Room
- New elevators



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Dallas | 214.941.9500  
1825 Market Center Blvd, #420



Fort Worth | 817.242.2361  
909 W Magnolia Ave, #2

# Brookhollow Office Building

1760 S Stemmons Fwy | Lewisville, TX 75067

19,370 Total SF Available  
\$23.00 / SF + MG

## Available Space:

### Floor 1

Suite 150 2,802 SF

### Floor 2 - Multiple suites

Smallest space 948 SF

Max contiguous 2,526 SF

### Floor 3

Suite 360 3,378 SF

### Floor 4

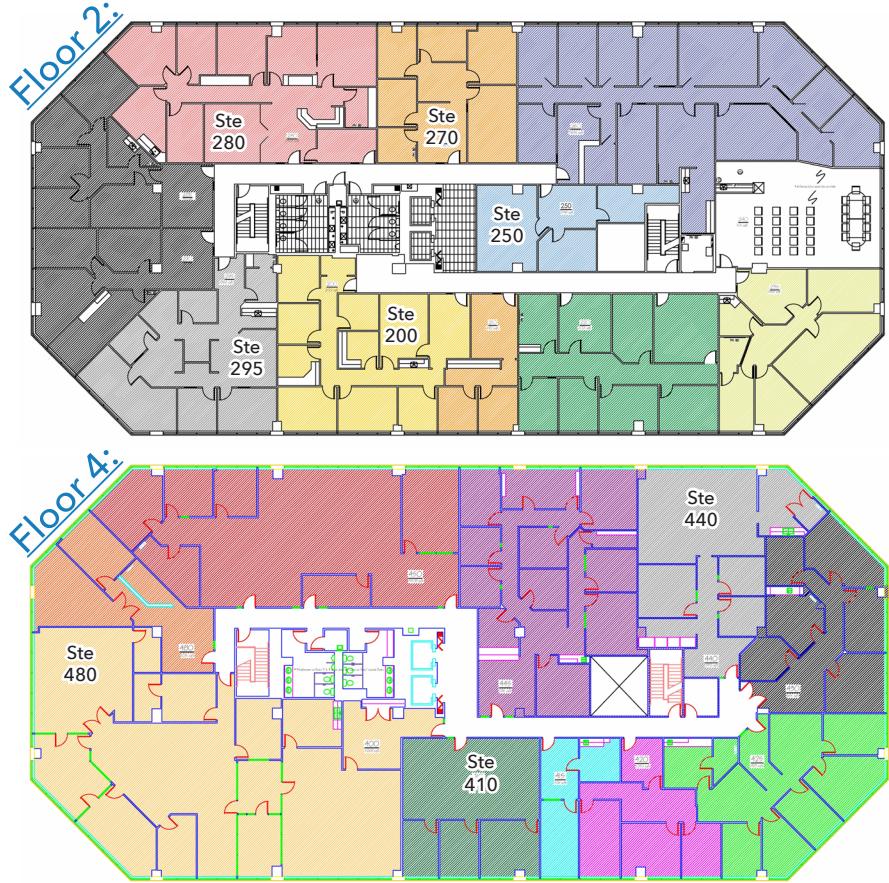
Suite 480 1,051 SF

### Move-In Ready

Suite 410 1,385 SF

Suite 440 1,992 SF

## Floor Plans



## Traffic Counts (VPD) vehicles per day

164,026 vpd @ 35 Express & Hwy 121 Bus

146,332 vpd @ I-35E & E Corporate Dr

14,920 vpd @ E Corporate Dr & Lakepointe

## Demographics

Population Growth to '26	1 mile	3 mile
	10.23%	10.86%

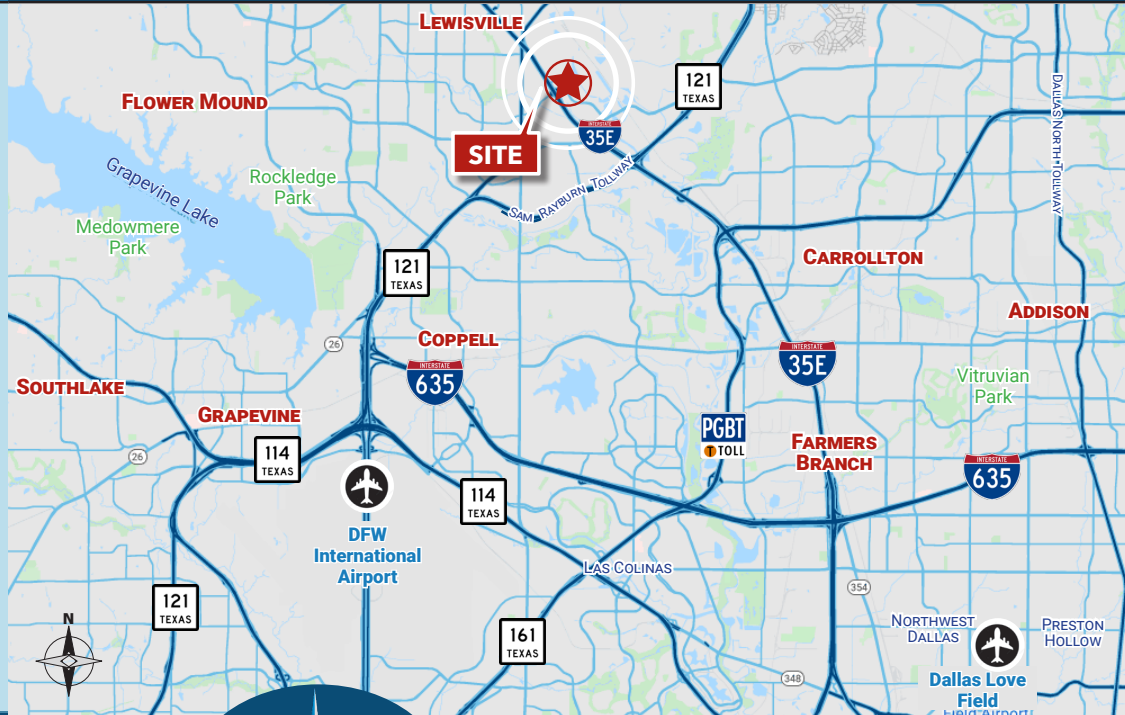
Daytime Employment	1 mile	3 mile
	9,301	40,920

Average HH Income	1 mile	3 mile
	\$64,475	\$97,279

Household (HH) Growth to '26	1 mile	3 mile
	9.61%	10.68%

© Demographics data from CoStar

## Area Map



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My Information About Brokerage Services



DALLAS | 1825 Market Center Blvd, #420 || 214.941.9500

FORT WORTH | 909 W Magnolia Ave, #2 || 817.242.2361

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