





1921 STATE HIGHWAY 121 LEWISVILLE, TX 75056

## EXPERIENCE A NEW KIND OF WORKPLACE

Crown Centre I 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.

UNIQUE OPPORTUNITY WITH EXTERIOR SIGNAGE



147,500 SF

37,300 SF

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** 







## A BETTER SPACE TO WORK

Designed for both productivity and well-being, Crown Centre I 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



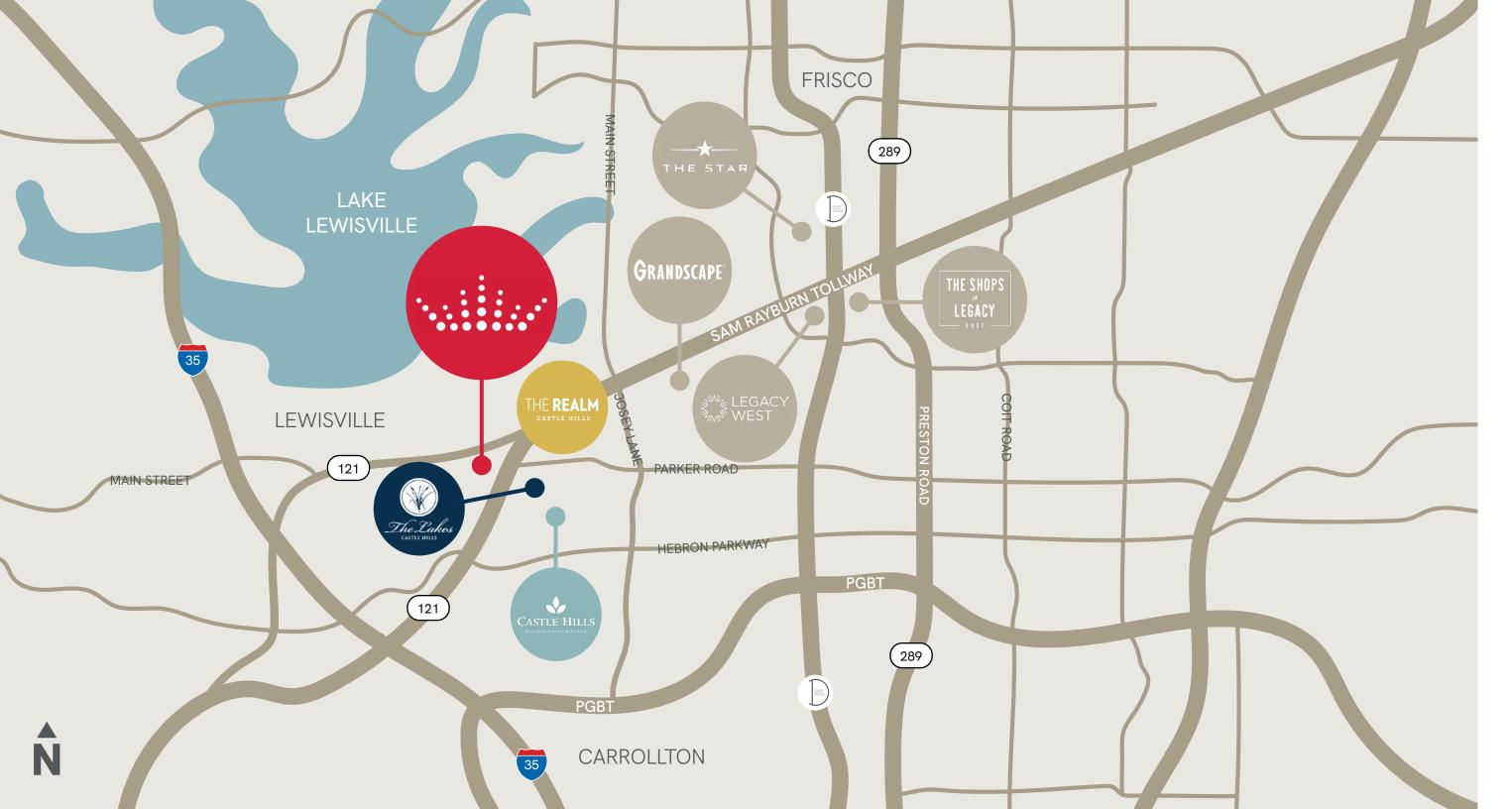
FITNESS CENTER TO SUPPORT WELL-BEING











LOCATION

## THE RIGHT SPACE IN THE RIGHT PLACE

Situated conveniently off the Sam Rayburn Tollway, Crown Centre I'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.

18 min.

ADDISON AIRPORT

28 min.

DALLAS LOVE FIELD AIRPORT



FOR LEASING INFORMATION, CONTACT:

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