



2850 LAKE VISTA



STREAM



2850 LAKE VISTA

**LEWISVILLE MID-RISE OFFICE SPACE**



**ABUNDANT PARKING**

**PROMINENT SIGNAGE OPPORTUNITY**



**COLLABORATION**

**CENTRAL LOCATION**



**INSTITUTIONAL QUALITY**





**THE BEST DESTINATION FOR  
CORPORATE USERS DESIRING FLOOR  
PLATE EFFICIENCY & CONVENIENT  
ACCESSIBILITY TO A GROWING  
DIVERSE LABOR POOL.**

PROJECT OVERVIEW	P.4
LOCATION	P.5
AREA AMENITIES	P.6
BUILDING AMENITIES	P.7
TYPICAL FLOOR	P.8
THE TEAM	P.9



**Lake Vista Office Center** is a three-story office building totaling 98,750 SF on 8.3 acres fronting Lewisville's Lake Vista. Occupying the southwest corner of the Sam Rayburn Tollway and Interstate 35, Lake Vista Office Center provides exceptional ingress/egress to numerous major thoroughfares and centrally located with close proximity to D/FW Airport to the southwest and Legacy to the northeast. Highlighted by its efficient near column-free 33,000 square foot floor plate, 5:1000 parking ratio, and scenic lake views with a collaborative outdoor area, Lake Vista Office Center is tailored to the needs of suburban office tenants seeking a campus environment.



**GRAPEVINE**

**DFW AIRPORT**

**LEGACY**

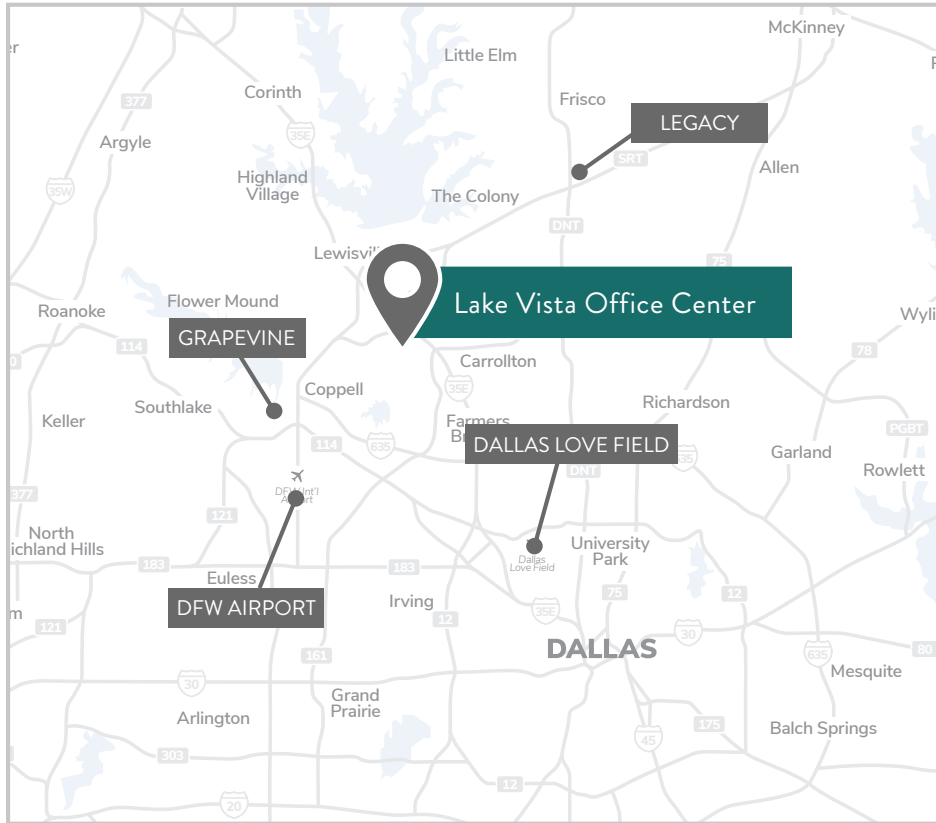
**DALLAS LOVE FIELD AIRPORT**

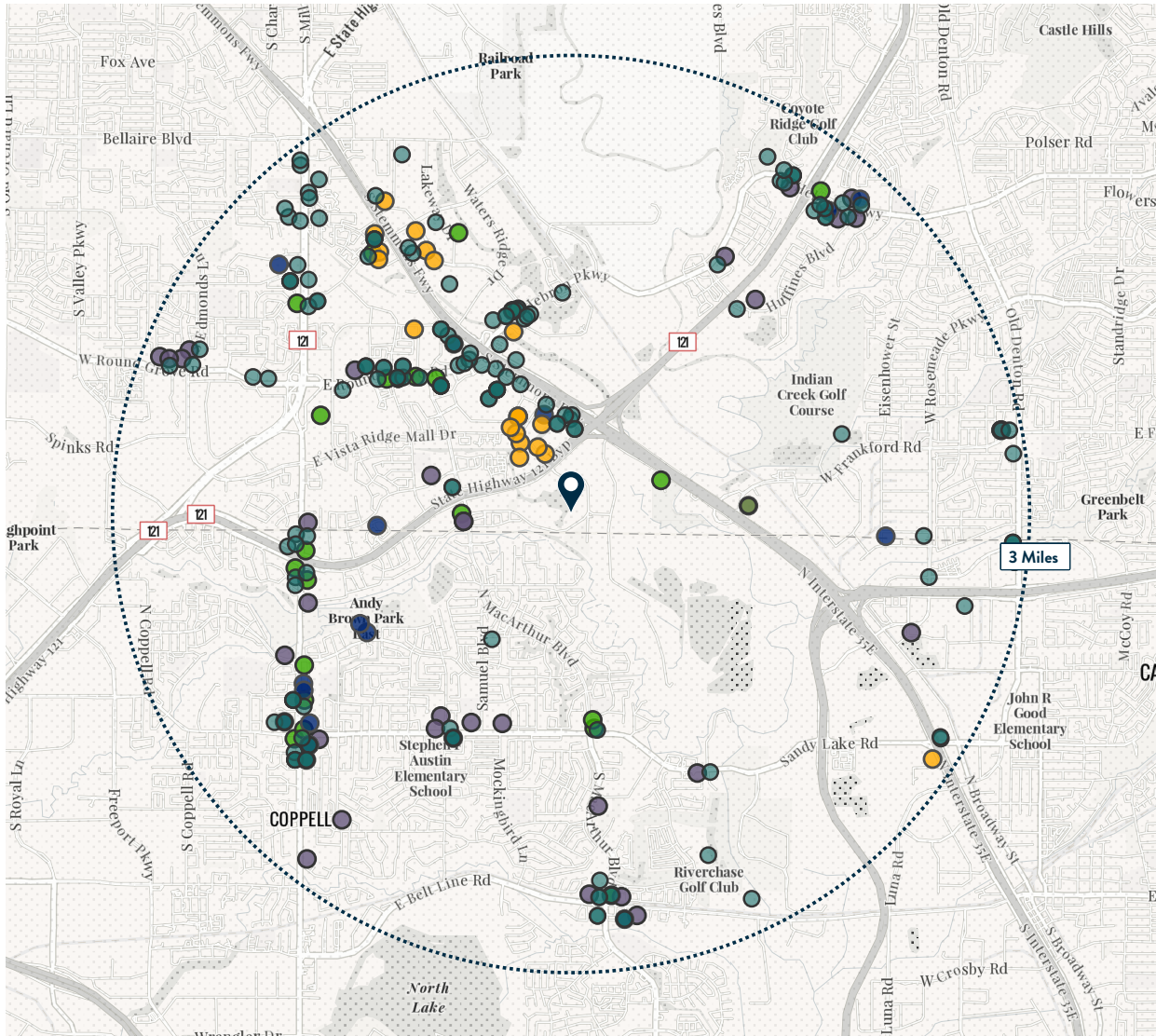
11.1 MILES 16 MINUTES

11.7 MILES 17 MINUTES

11.9 MILES 17 MINUTES

17.6 MILES 25 MINUTES





24

BANKS

31

CHILDCARE FACILITIES

19

FITNESS CLUBS

21

HOTELS

180

RESTAURANTS

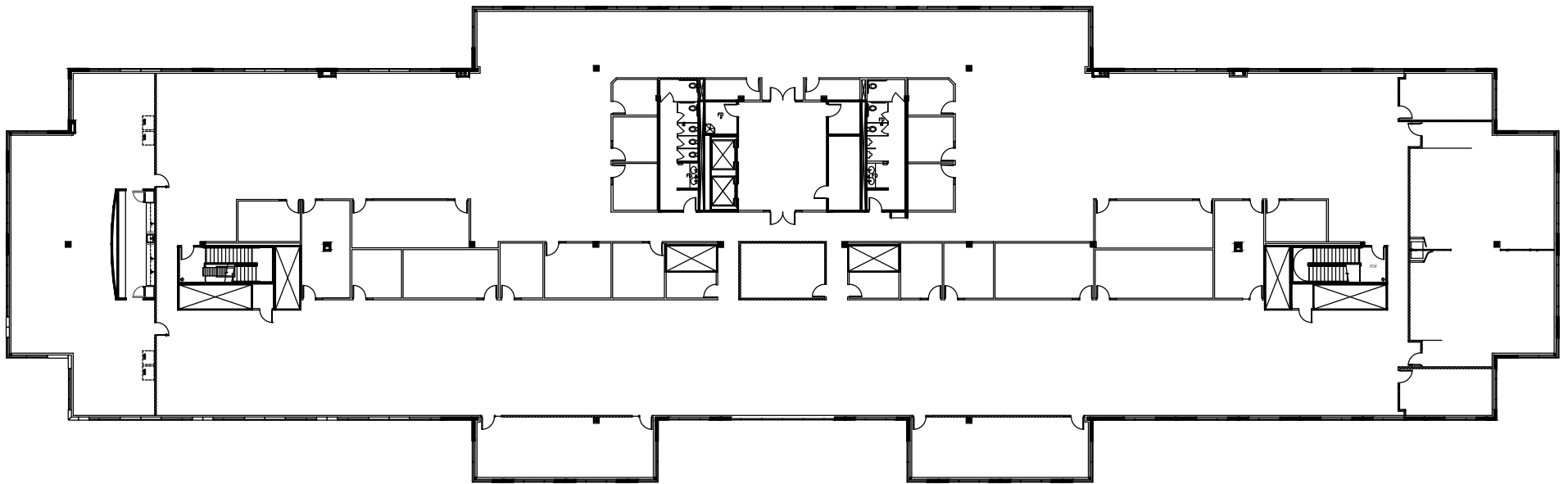


TYPICAL FLOOR

34,266 RSF



2850 LAKE VISTA





**LANDLORD:**



Square Deal Investment Management (SDIM) is a leading real estate investment firm composed of a team of industry experts focused on investment strategies that offer attractive returns to our investors while making a positive impact in the communities where we invest. We maintain a real estate partnership strategy, enabling select accredited investors the opportunity to participate in large-scale, yield-focused, generational core office assets. Other investment strategies include value-add and ground-up development opportunities.

**LEASING TEAM:**



Stream is a commercial real estate firm with full-service offerings in leasing, property management, development, construction management, and investment sales services across the industry. In addition, Stream is dedicated to sourcing acquisition and development opportunities for the firm and its clients. Since 1996, Stream has grown to a staff of more than 950 real estate professionals with regional offices in Atlanta, Austin, Carolinas, Chicago, Dallas, Denver, Fort Worth, Houston, Greater Los Angeles, Nashville, San Antonio, San Diego, and Washington, D.C. Stream completes more than \$3.3 billion in real estate transactions annually and is an active investor and developer across the nation.



**Chase Lopez**  
Senior Vice President  
214.267.0465  
clopez@streamrealty.com



**Ryan Evanich**  
Senior Vice President  
214.267.0442  
renvanich@streamrealty.com



2850 LAKE VISTA

2850 LAKE VISTA DRIVE | LEWISVILLE, TX 75067

**Chase Lopez**

Senior Vice President

214.267.0465

[clopez@streamrealty.com](mailto:clopez@streamrealty.com)

**Ryan Evanich**

Senior Vice President

214.267.0442

[renvanich@streamrealty.com](mailto:renvanich@streamrealty.com)

