



# 570 S EDMONDS LANE

LEWISVILLE, TX 75067

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	306 - 3,583 SF
Building Size:	12,359 SF

## PROPERTY DESCRIPTION

Boasting a prime location and exceptional accessibility, this thoughtfully designed space offers versatility for a range of business needs. Ample parking, professional landscaping, and a welcoming lobby create a captivating first impression for clients and employees alike.

## LOCATION DESCRIPTION

Located in the vibrant city of Lewisville, TX, the area surrounding the property offers a dynamic mix of amenities and attractions. With nearby access to I-35E and Highway 121, tenants enjoy convenient connectivity to the broader Dallas-Fort Worth metroplex. With a bustling business community and an array of nearby conveniences, this location provides the ideal combination of work and leisure for retail or office tenants.

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	306 - 1,327 SF	Lease Rate:	Call for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,327 SF	NNN	Call for Pricing	Contiguous with Suite 103 and could be combined.
Suite 103	Available	1,101 SF	NNN	Call for Pricing	Contiguous with suite 101 and could be combined.
Suite 105	Available	1,155 SF	NNN	Call for Pricing	-
Suite 107	Available	900 SF	NNN	Call for Pricing	-
Suite 108C	Available	306 SF	NNN	Call for Pricing	Executive Office Space

# Additional Photos



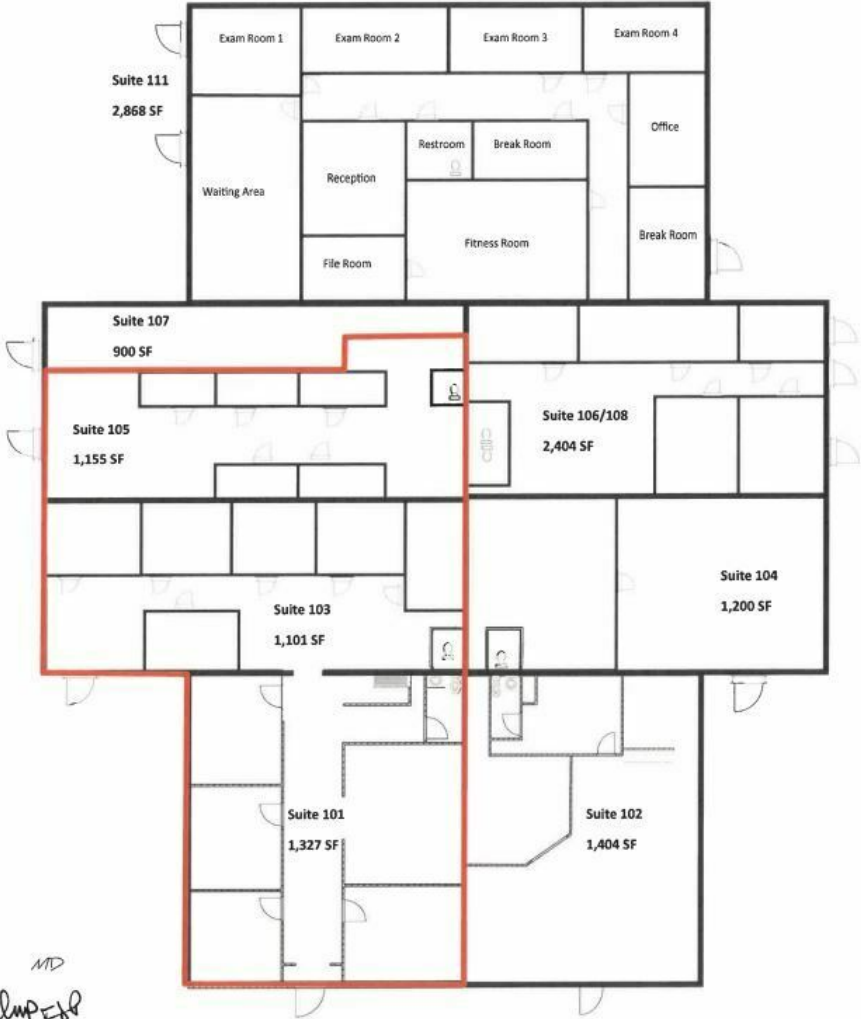
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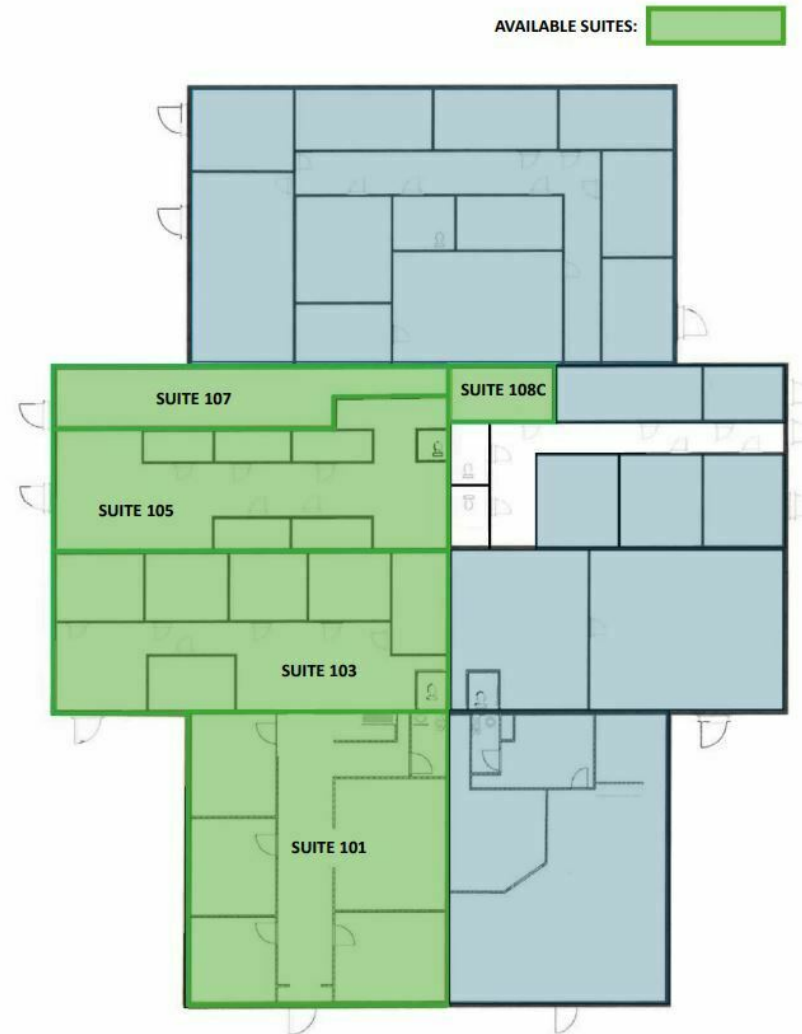
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# Floor Plan

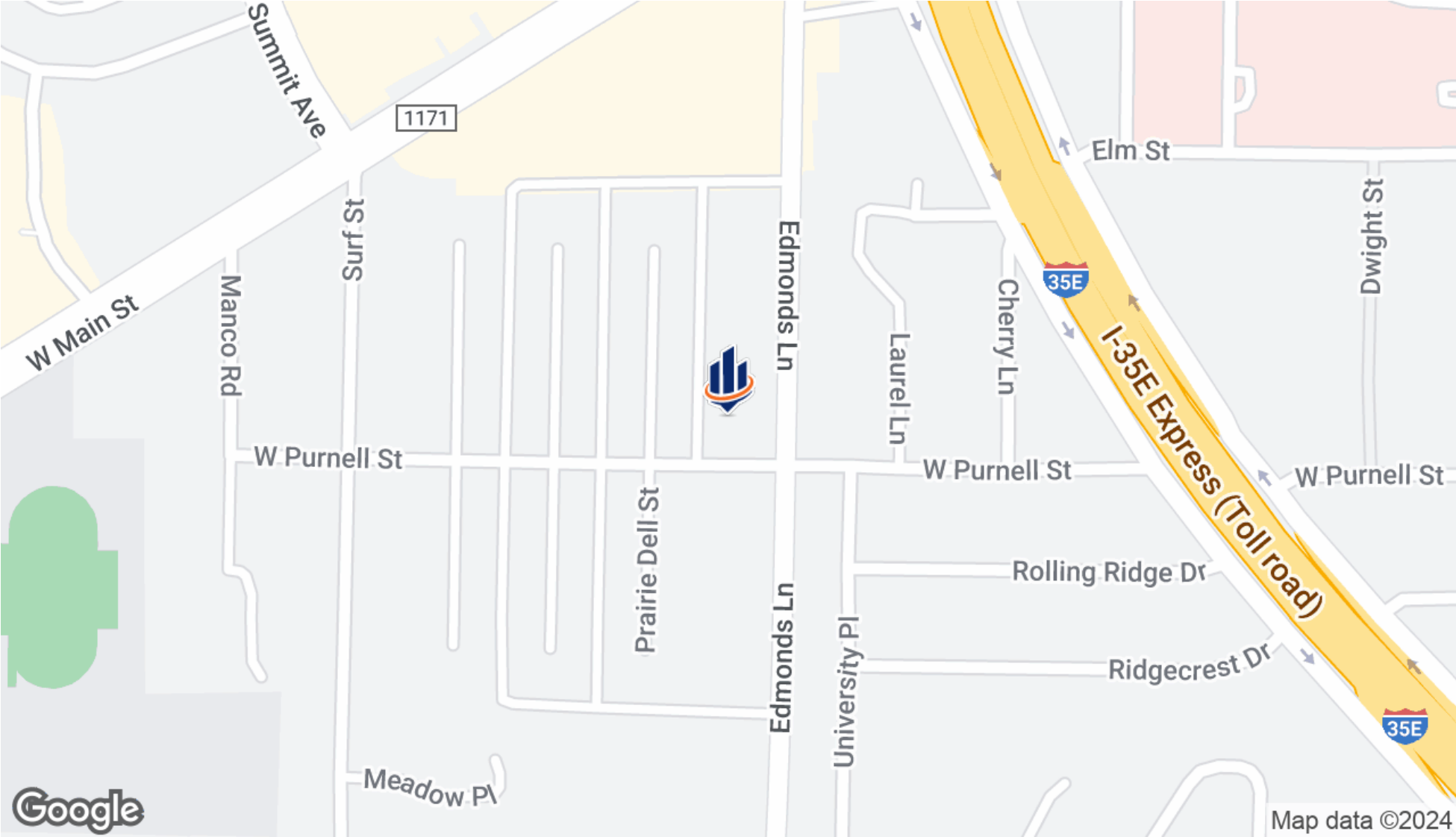
Exhibit "A" - Site Plan



# Available Suites



# Location Map



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# Demographics Map & Report

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20,031	114,168	219,929
Average Age	36	38	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,616	42,518	81,561
# of Persons per HH	3	2.7	2.7
Average HH Income	\$84,862	\$112,210	\$141,086
Average House Value	\$271,209	\$342,825	\$431,873

Demographics data derived from AlphaMap

