

# For Lease

2702 Lake Vista Drive  
Lewisville, TX 75067



## Building Information

- Suite 2 – Office 958 sf
- Suite 3 - 2nd Generation Restaurant space  
3,300 sf with high street visibility  
frontage just north of SH 121
- Vent-A-Hood in place
- Grease Trap in place
- Utilities in place (Gas, Water, Electric)
- Neighboring Tenants include
  - Costco / Vista Ridge Mall
  - Multiple Restaurants
  - Several Hotels nearby
    - Hilton Garden Inn, Spring Hill Suites,  
Hampton Inn & Suites, TownePlace Suites  
by Marriott, Fairfield Inn & Suites by  
Marriott, Country Inn & Suites by Radisson,  
Comfort Suites



**For Lease**  
**Information Contact:**  
**Mike@HugeREA.com**  
**(469) 759-0212**

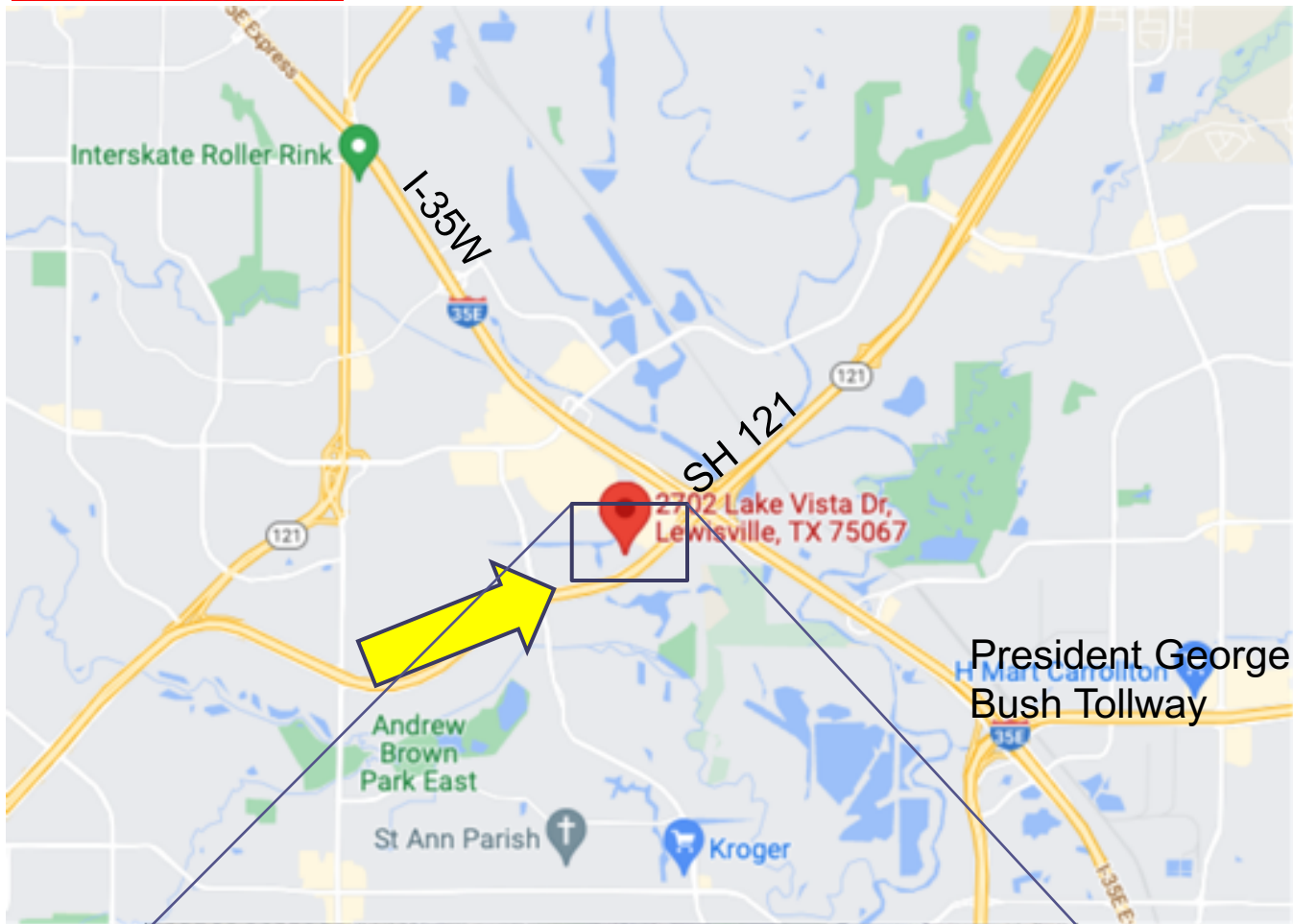


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Both office and restaurant space available. Can be combined.

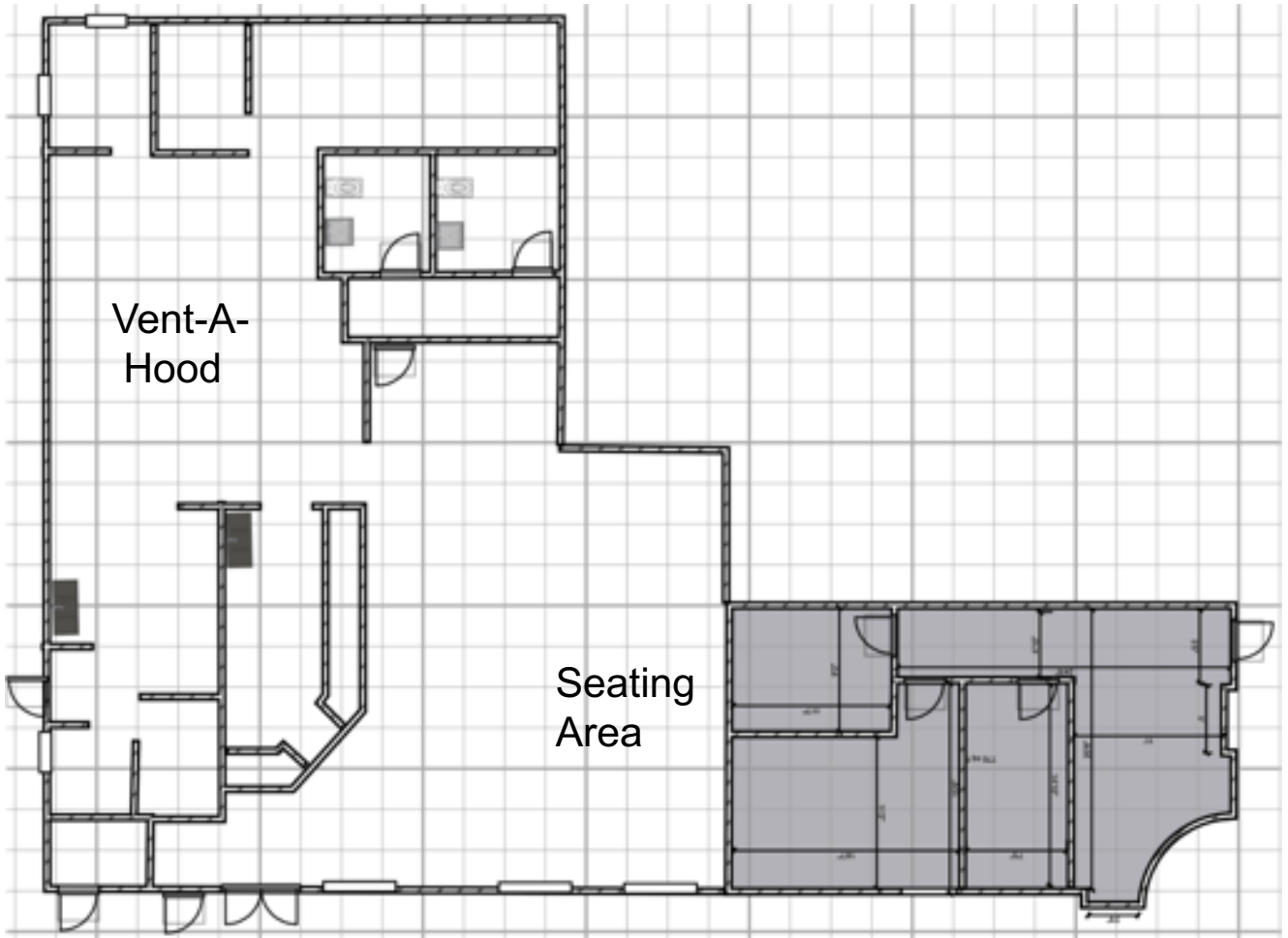
Office Suite 2– 958 sf

Retail Suite 3 – 3,300 sf

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Restaurant Space  
Suite 3 – 3,300 sf

Office Space  
Suite 2 – 958 sf

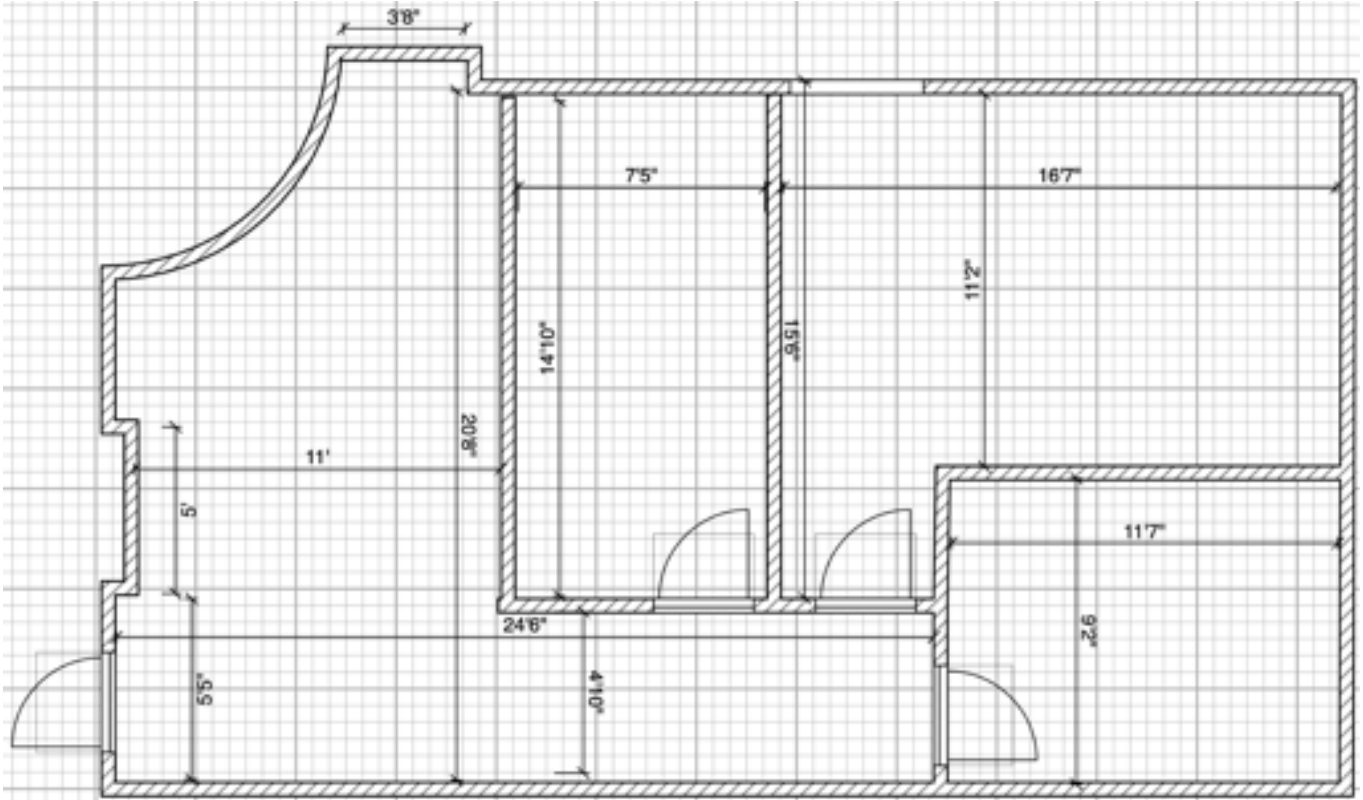
Can combine for 4,258 sf

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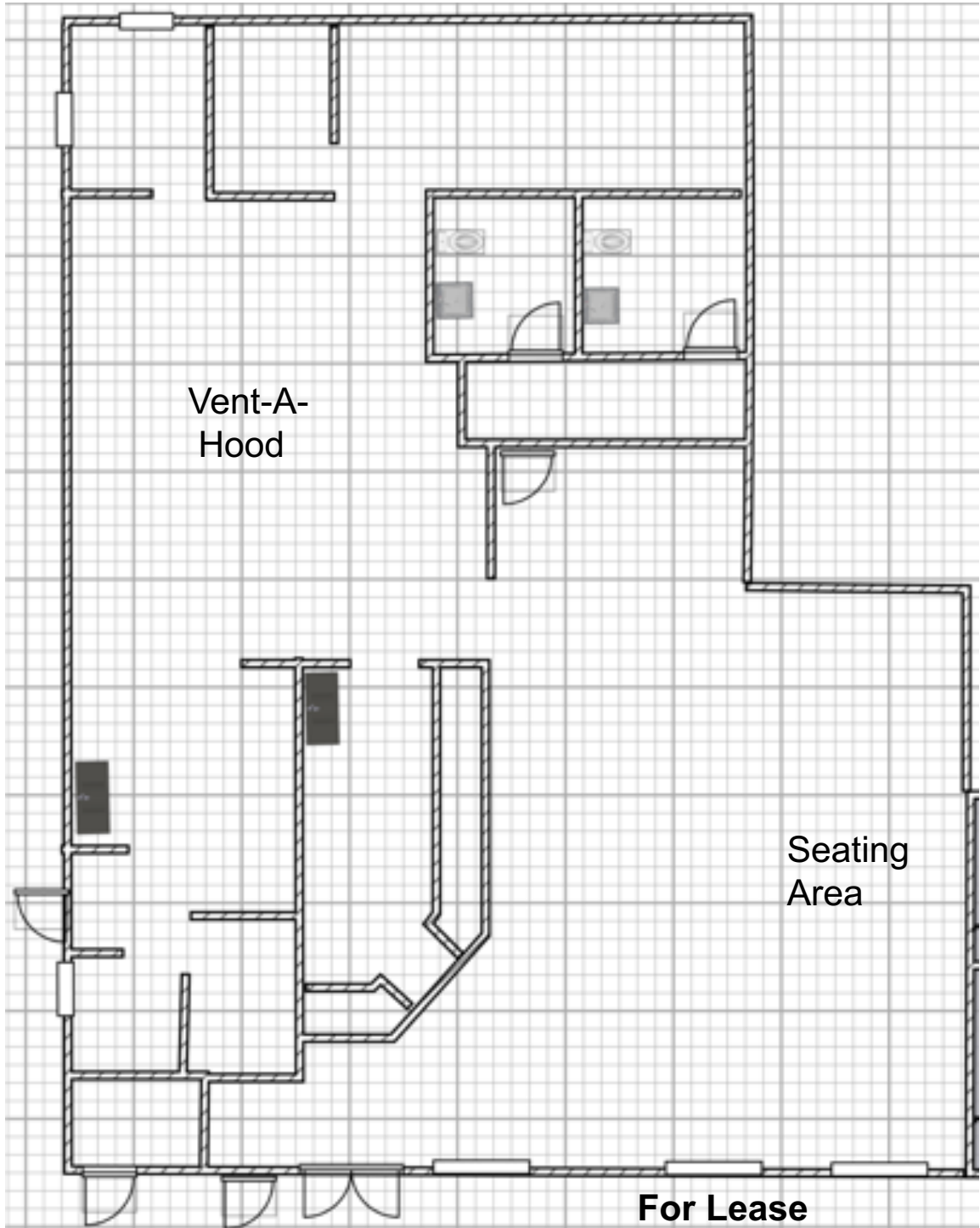
Office Space  
Suite 2 – 958 sf

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Restaurant Space - Suite 3 – 3,300 sf

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# Huge Real Estate Advisors

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

*These laws require all real estate licensees to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.*

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colporteur represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colporteur by accepting an offer of colportage from the listing broker. A colporteur may work as a different real estate office. A listing broker or colporteur can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

#### **This is not a contract.**

*The real estate licensee attests that you acknowledge receipt of this information about brokerage services for the licensee's records.*

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Colporteur

Buyer, Seller, Tenant or Landlord

Date

Real Estate License

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Broker and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0044 or call 512 460 1960.