

209 SH-121 BYPASS

Lewisville, Texas 75067



11,183 SF AVAILABLE

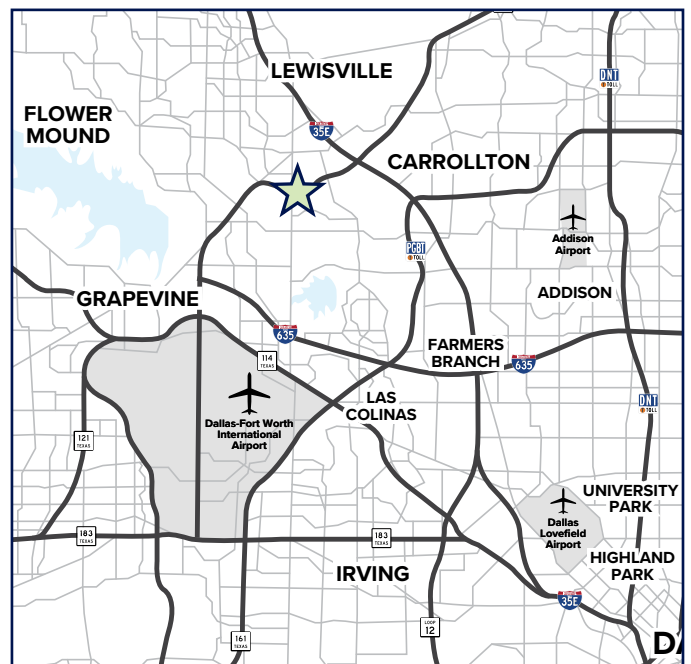
CONTACT

Hayden Parker
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John Dickenson
972.421.1971
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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

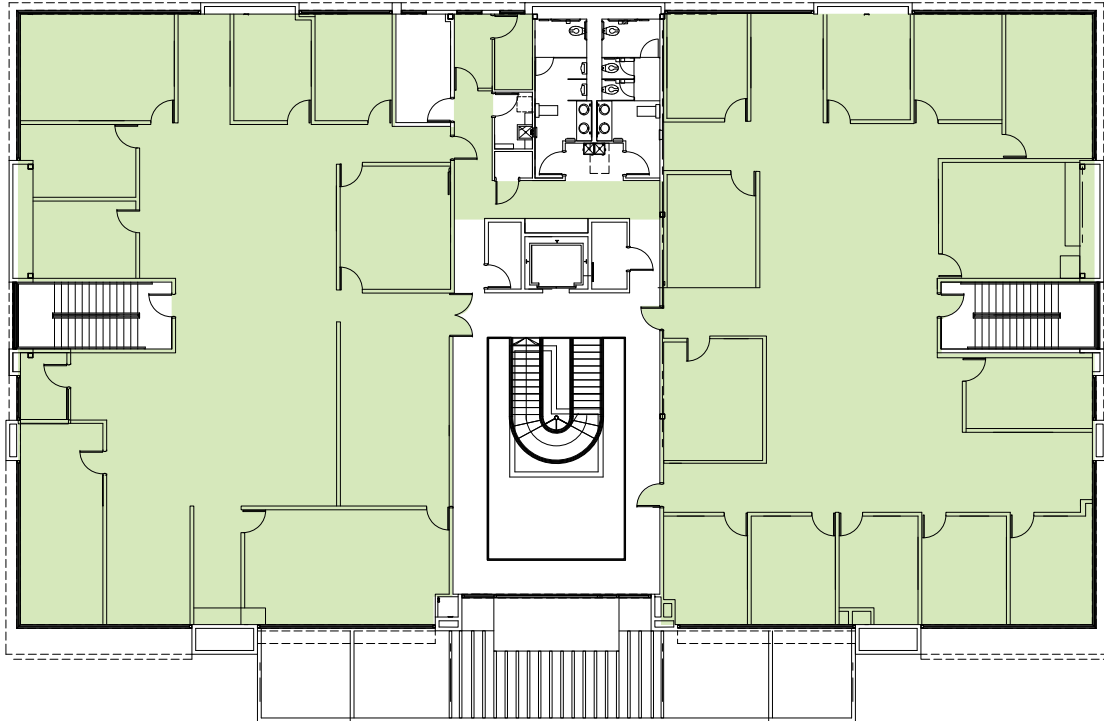


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SECOND FLOOR



PROPERTY FEATURES

- Full floor available: 11,183 SF (divisible)
- Beautiful finishes including mix of private office and open layout
- Turn-key solution for immediate occupancy; high-end systems furniture available
- 24/7 card key building access
- Dual fiber providers; high speed internet
- Very heavy power with generator back up
- Building and monument signage available
- Access to I-35E, SH-121, and minutes from DFW International Airport
- Numerous restaurants, hotels, childcare, and housing options in immediate vicinity
- Digital billboard signage available

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AMENITY MAP



NEARBY AMENITIES

SHOPPING/ENTERTAINMENT

The Vista
Vista Ridge Village
Vista Ridge Plaza
Cinemark

LODGING

Hilton Garden Inn
Courtyard by Marriott
Fairfield Inn & Suites by Marriott
Hampton Inn & Suites
SpringHill Suites by Marriott
TownePlace Suites by Marriott
Holiday Inn Express & Suites
Residence Inn by Marriott
Country Inn & Suites by Radisson
Comfort Suites

RESTAURANTS

Whataburger
Black Walnut Café
Rosa's Café and Tortilla Factory
Cotton Patch Café
Chick-fil-A
Wendy's
McDonald's
Saltgrass Steak House
Panera Bread
IHOP
54th Street Restaurant & Drafthouse

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FACT SHEET

ADDRESS

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LANDLORD

Ashok

LEASING COMPANY

Holt Lunsford Commercial

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PROPERTY MANAGEMENT

Ashok

YEAR BUILT

2012

PRIMARY BUILDING SITE

2.68 Acres

STORIES

3

STANDARD FLOORPLATE

10,550 SF

COMMON AREA FACTOR

19%

PARKING RATIO

4.0 per 1,000 RSF

BUILDING HOURS

Monday to Friday: 7:00 AM – 6:00 PM
Saturday: 8:00 AM – 1:00 PM
24/7 Card Access

FIBER

AT&T & Spectrum

OPERATING EXPENSES

\$9.48/SF NNN
\$2.35/SF (Electric)



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Newly Renovated Atrium and Lobby



Newly Renovated Atrium and Lobby



New Tenant Conference Facility



New Tenant Lounge



New North Entrance, Lobby, Lounge,
& Conference Facility

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Breakroom



2nd Floor Conference Room



Newly Renovated 3rd Floor
Conference Room



Newly Renovated 3rd Floor
Conference Room



Systems Furniture Available
with Natural Light

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

01-08-2024



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date