



Dan Cooper

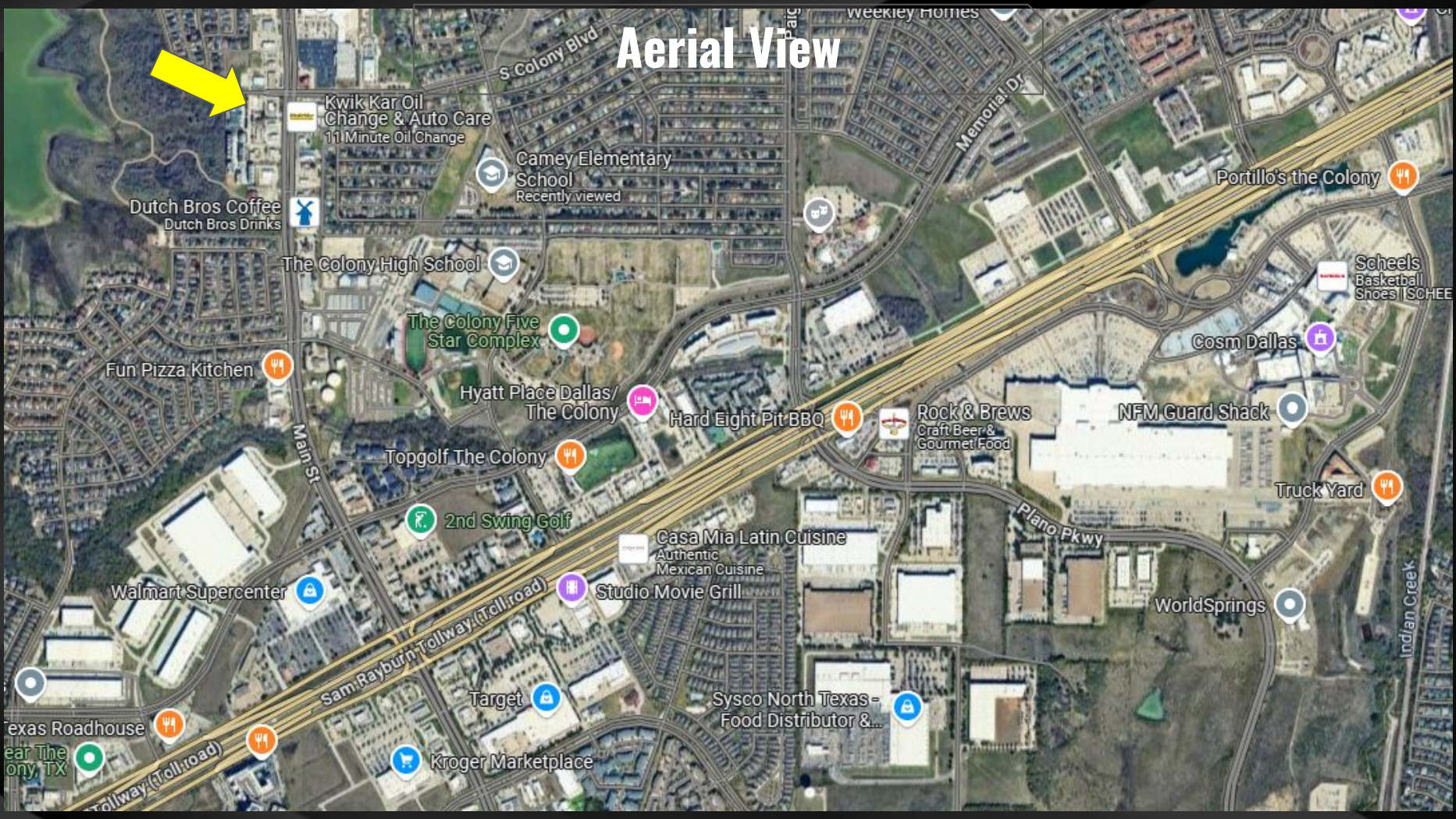
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Holtz Office Park
4645 S Colony Blvd
The Colony, TX 75056

Aerial View



Kwik Kar Oil Change & Auto Care
11 Minute Oil Change

Camey Elementary School
Recently viewed

Dutch Bros Coffee
Dutch Bros Drinks

The Colony High School

The Colony Five Star Complex

Fun Pizza Kitchen

Hyatt Place Dallas/
The Colony

Hard Eight Pit BBQ

Rock & Brews
Craft Beer & Gourmet Food

NFM Guard Shack

Topgolf The Colony

2nd Swing Golf

Casa Mia Latin Cuisine
Authentic Mexican Cuisine

Studio Movie Grill

Walmart Supercenter

Target

Sysco North Texas -
Food Distributor &...

Kroger Marketplace

Texas Roadhouse
ear The Colony, TX

Portillo's the Colony

Scheels
Basketball Shoes | SCHEE

Cosm Dallas

Truck Yard

WorldSprings

Indian Creek

Plano Pkwy

S Colony Blvd

weekley Homes

Memoria Dr

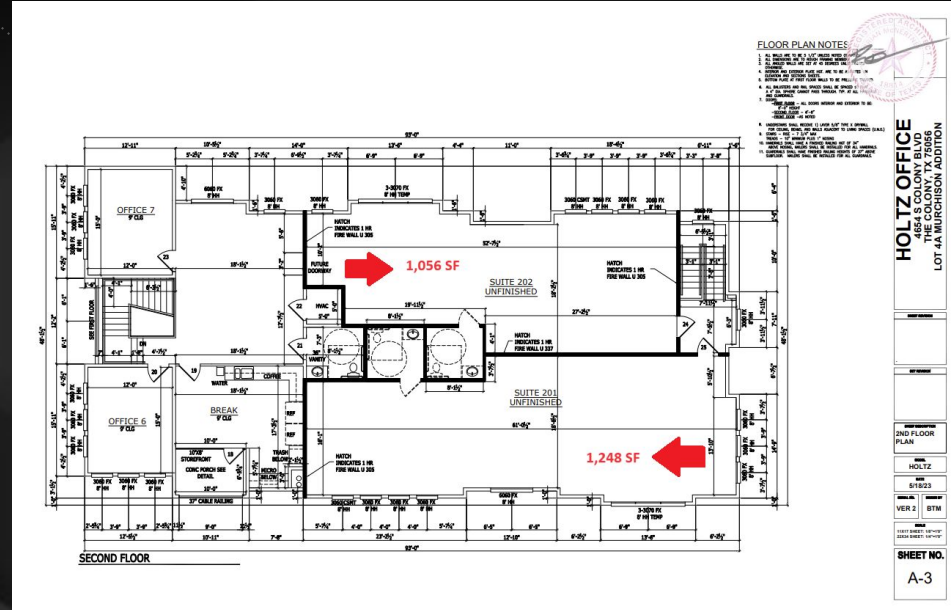
Main St

Sam Rayburn Tollway (toll road)

Tollway (toll road)

Property Description

- Available Spaces: 2nd Floor spaces at 1,056 SF and 1,248 SF
- Great views of Lake Lewisville
- New Construction completed November 2024
- Lease Rate: \$23/SF + NNN
- Current Tenant Mix includes State Farm and Dental Creations
- Exceptional access to Main Street and The Sam Rayburn Tollway in the middle of The Colony, TX.
- Close proximity to Grandscape, Frisco, Plano and Lewisville.
- Monument and Building Signage
- Population within 2 miles 39,199



Traffic Counts

- 56,341 Cars on Main Street/Day



