



WATERS RIDGE TECH CENTER II & III FLEX FOR LEASE • FROM 5,071 - 22,152 SF

1965 LAKEPOINTE DRIVE & 1825 LAKEWAY DRIVE, LEWISVILLE, TX 75057

Availability:

Waters Ridge II - 1965 Lakepointe Drive:

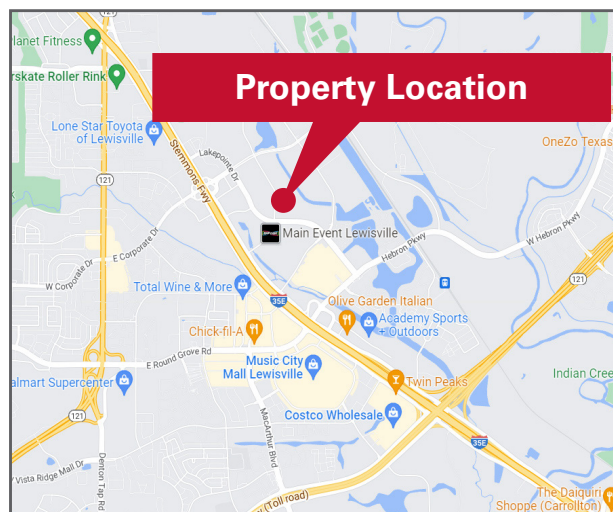
- Full building available; totaling 33,346 sf
- Suite 100 - 22,152 sf
- Suite 200 - 11,194 sf

Waters Ridge III - 1825 Lakeway Drive:

- Suite 400 - 15,814 sf
- Suite 700 - 9,862 sf
- Suite 800 - 5,071 sf

Highlights:

- Waters Ridge II - 1965 Lakepointe: built in 2001 (75,288 RSF)
- Waters Ridge III - 1825 Lakeway: built in 2002 (33,346 RSF)
- 100% air-conditioned office space - controlled by tenant 24/7
- Floor-to-ceiling windows
- Signage available
- 5:1,000 parking



Location Highlights:

- Near numerous restaurants, shops and hotels
- Easy access to I-35 and SH 121

Owned & Managed by:



Leased by:



Brian Pafford, CCIM

972.389.9002

bpafford@bradford.com

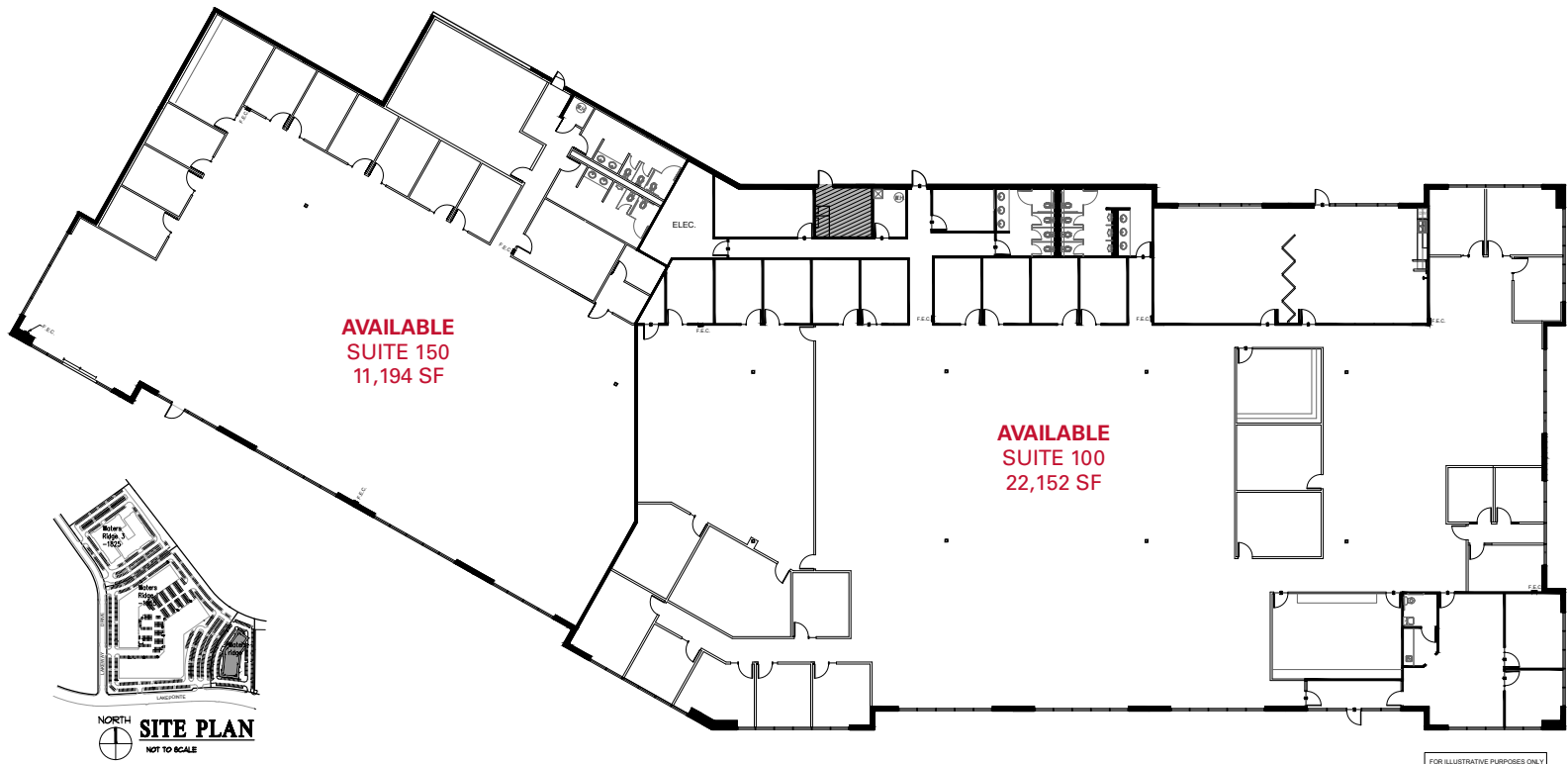
Jared Laake

972.776.7045

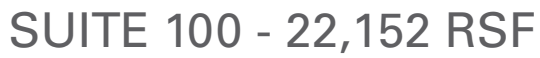
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FULL BUILDING AVAILABLE - 33,346 TOTAL SF



1965 LAKEPOINTE DRIVE, LEWISVILLE, TX



Architectural floor plan of the 1st floor of the FBI Laboratory building. The plan shows a large central workspace with numerous desks and chairs arranged in rows. Key areas include a large 'COPT WORKROOM' on the left, a 'RECEPTION' area on the right, and a 'FOYER' at the bottom. Other labeled rooms include 'SERVER', 'N.I.C.', 'JANITOR', 'STORAGE', 'HALL', 'ELECTRICAL', 'TRAINING', 'BREAKROOM', 'OPEN AREA', 'RESTROOM', 'COTTER', and 'RECEPTION'. The plan also indicates 'AWNING' and 'F.E.C.' (Fire Escape) locations.

This floor plan shows a building layout with the following rooms and dimensions:

- Top Section:**
 - Left: **OFFICE** (10'-3" x 10'-3"), **ELEC.** (10'-3" x 13'-8"), **MECH.** (8'-11" x 8'-11").
 - Center: **OFFICE** (13'-1" x 13'-8"), **OFFICE** (10'-4" x 10'-4"), **OFFICE** (10'-4" x 10'-4"), **OFFICE** (10'-4" x 10'-4"), **OFFICE** (10'-4" x 10'-4").
 - Right: **OFFICE** (13'-1" x 14'-0"), **OFFICE** (10'-4" x 10'-4"), **OFFICE** (10'-4" x 10'-4"), **BREAK** (20'-0" x 14'-0").
- Central Section:**
 - Left: **OPEN OFFICE** (13'-8" x 71'-8").
 - Center: **OPEN OFFICE** (89'-10" x 71'-8").
 - Right: **WAREHOUSE** (82'-7" x 81'-7").
- Bottom Section:**
 - Left: **OFFICE** (13'-4" x 13'-4"), **OFFICE** (11'-4" x 11'-4"), **OFFICE** (12'-1" x 12'-1"), **OFFICE** (11'-5" x 11'-5"), **OFFICE** (12'-2" x 12'-2"), **OFFICE** (13'-7" x 13'-7").
 - Center: **OPEN OFFICE** (27'-4" x 16'-4").
 - Right: **RECEPTION** (11'-10" x 11'-10"), **OFFICE** (11'-10" x 11'-10"), **OFFICE** (15'-0" x 15'-0").

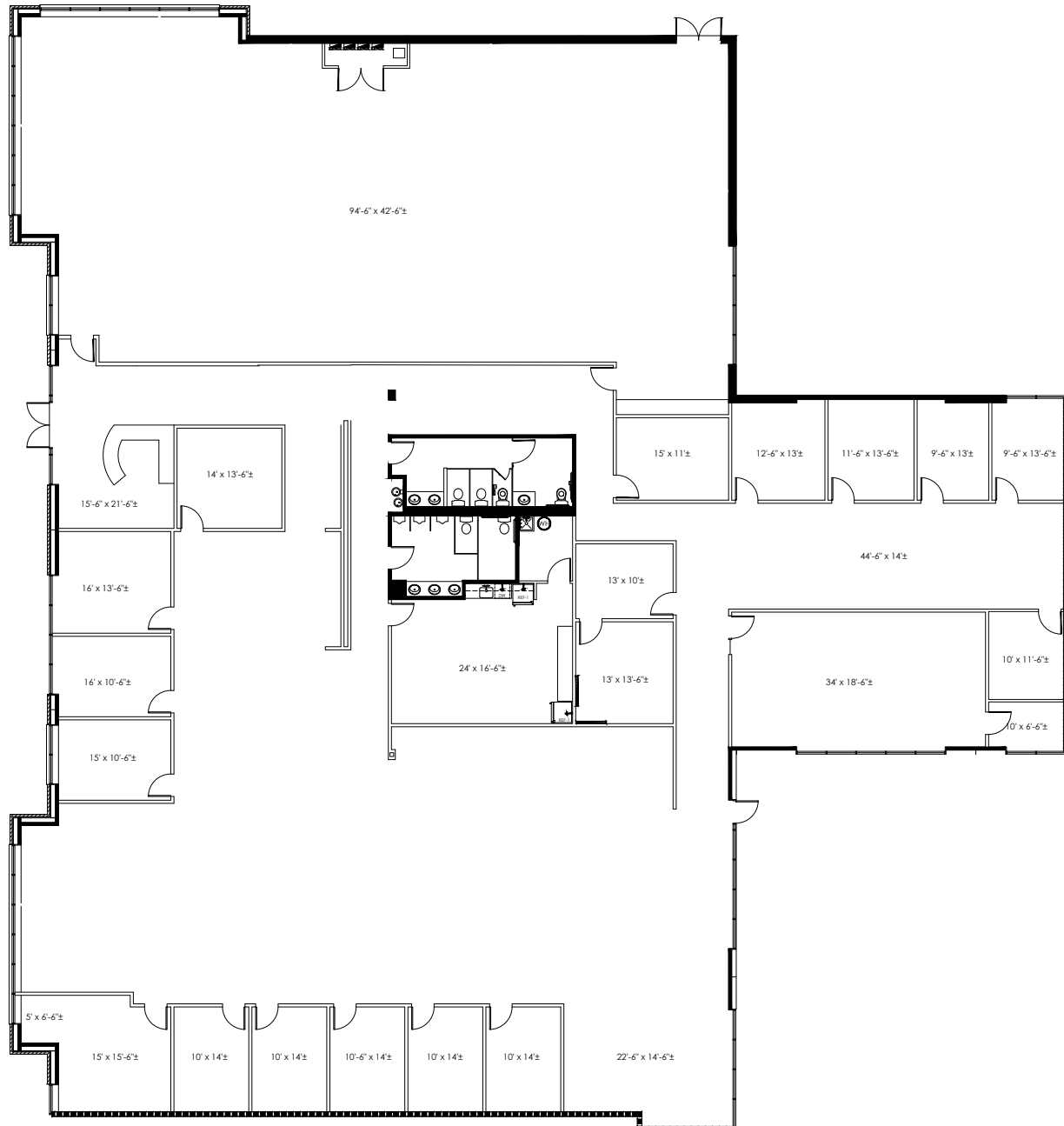
Other features include restrooms (R.R.), a mechanical room (MECH.), an electrical room (ELEC.), and various storage areas. Dimensions are provided for most rooms and overall building sections.

WATERS RIDGE TECH CENTER III

1825 LAKEWAY DRIVE, LEWISVILLE, TX



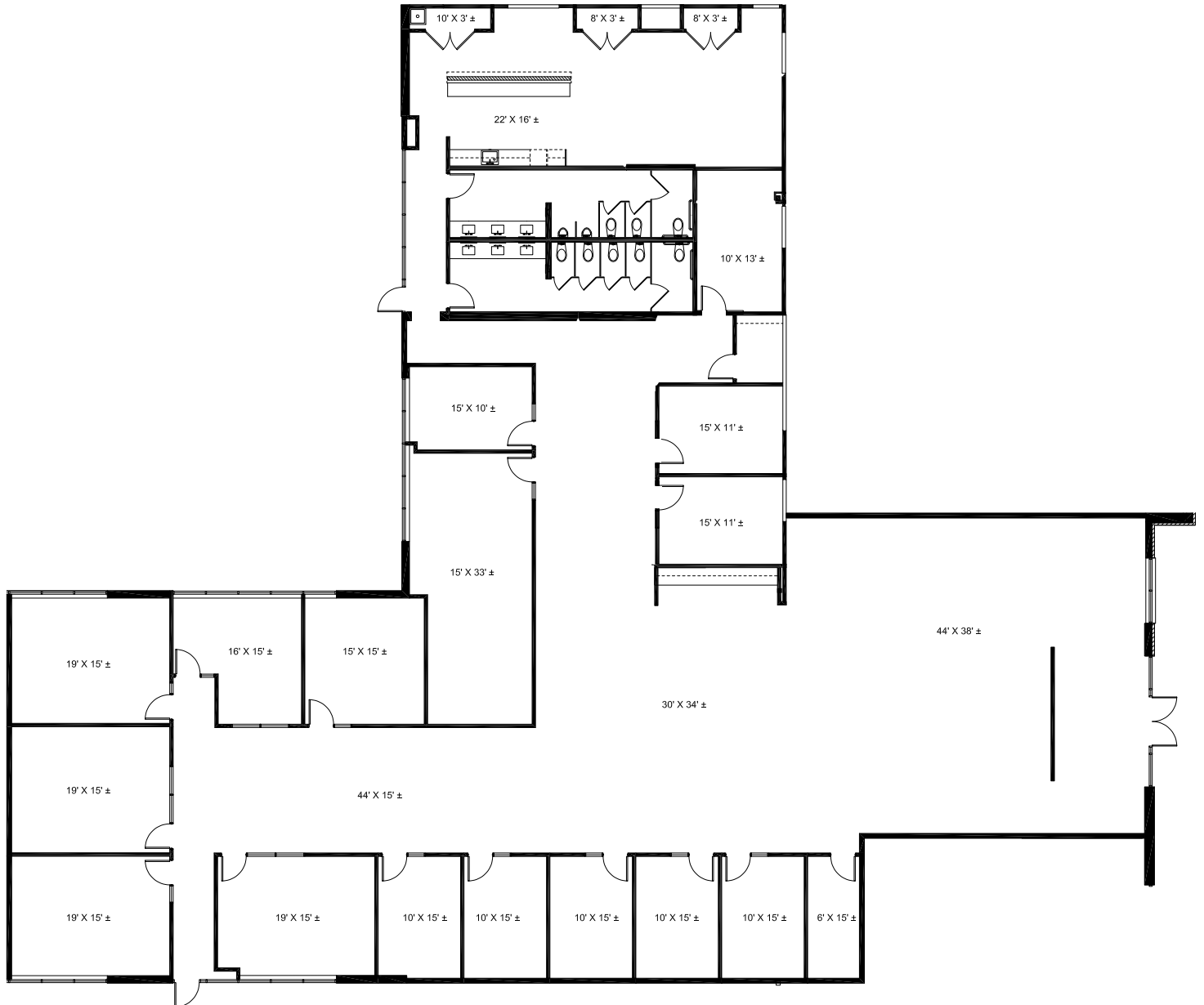
SUITE 400 - 15,814 RSF



WATERS RIDGE TECH CENTER III

1825 LAKEWAY DRIVE, LEWISVILLE, TX

SUITE 700 - 9,862 RSF



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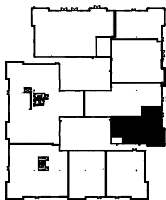
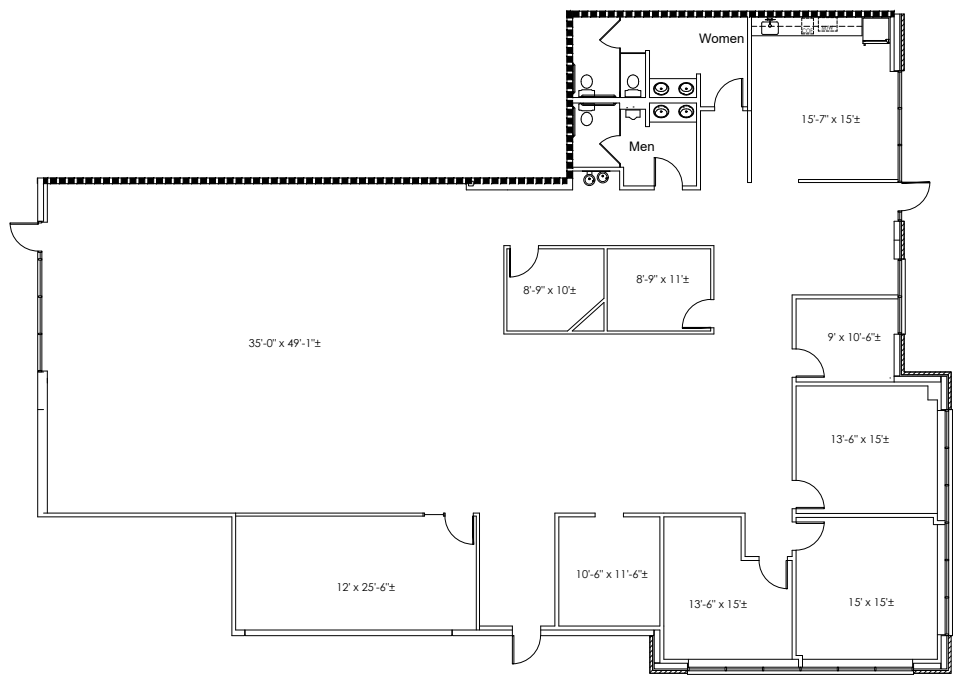
WATERS RIDGE TECH CENTER III

1825 LAKEWAY DRIVE, LEWISVILLE, TX

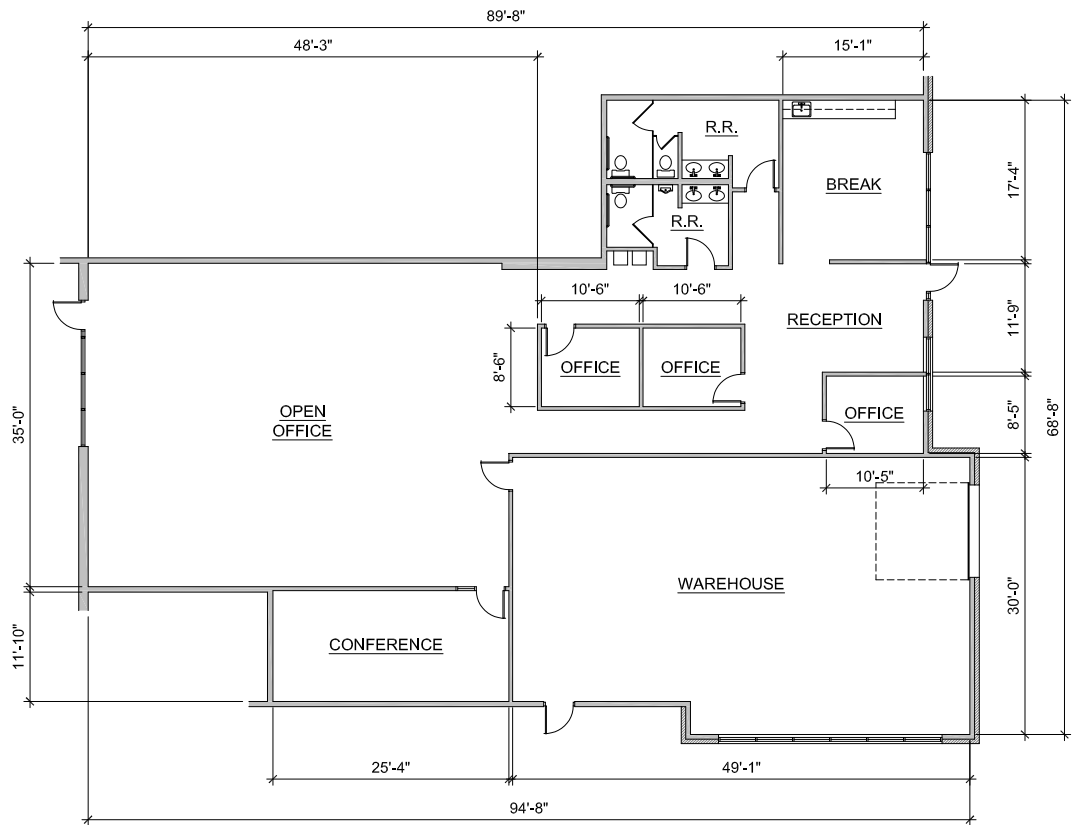


SUITE 800 - 5,071 RSF

CURRENT OFFICE LAYOUT



PROPOSED FLEX LAYOUT





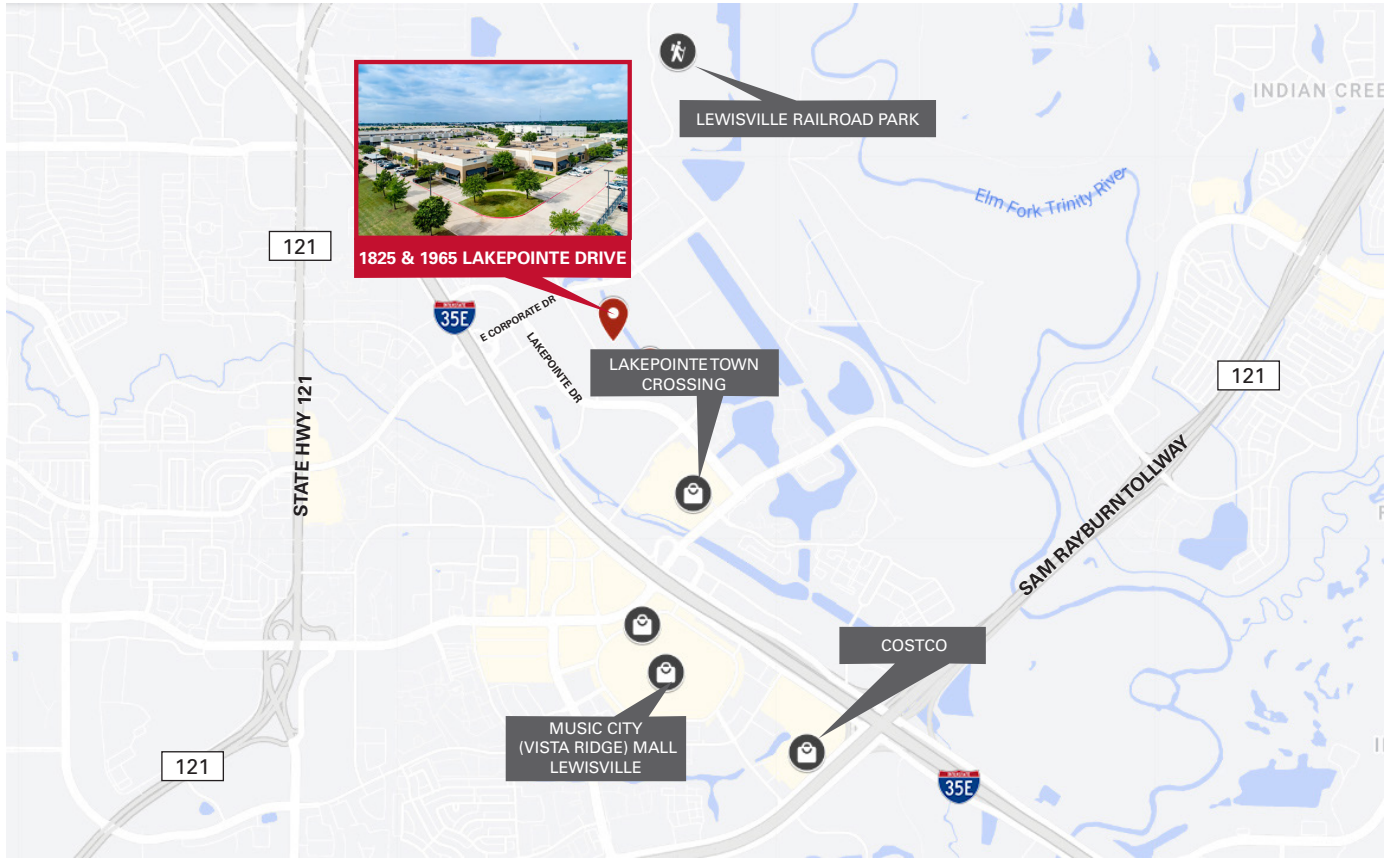
FOR LEASE

Waters Ridge Tech Center II & III

1865 Lakepointe Drive & 1825 Lakeway Drive, Lewisville, TX

Office

bradford.com



AREA RETAILERS - 1 MILE RADIUS



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Disclosure



11-2-2015



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov