



THE REALM

CASTLE HILLS

4400 Sam Rayburn Tollway
Lewisville, TX 75056

PROPERTY HIGHLIGHTS



30,467 SF

Top Floor Available



235,921 SF

Class A Office



4:1,000 SF

Five-Level Parking Garage



18

Restaurants



9

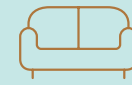
Stories



2018

Year Built

AMENITIES



Community lounge
with coffee bar



Wi-Fi connectivity in
all common spaces



Trendy restaurants on the first
floor with outdoor seating



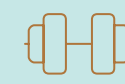
On-site management
& security



Computer bars



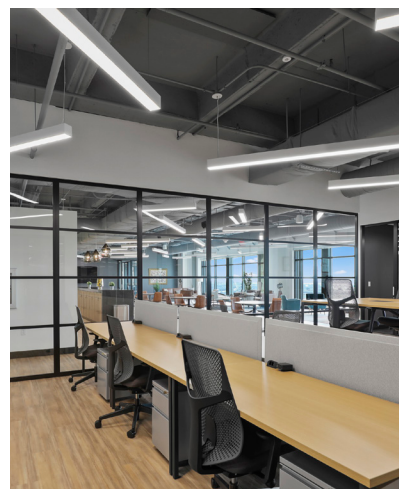
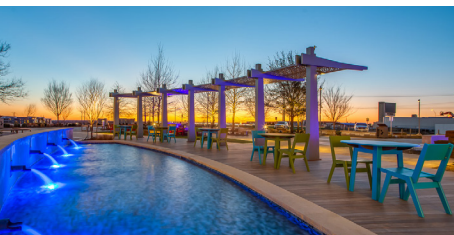
Conference center



Fitness center with locker
room and showers

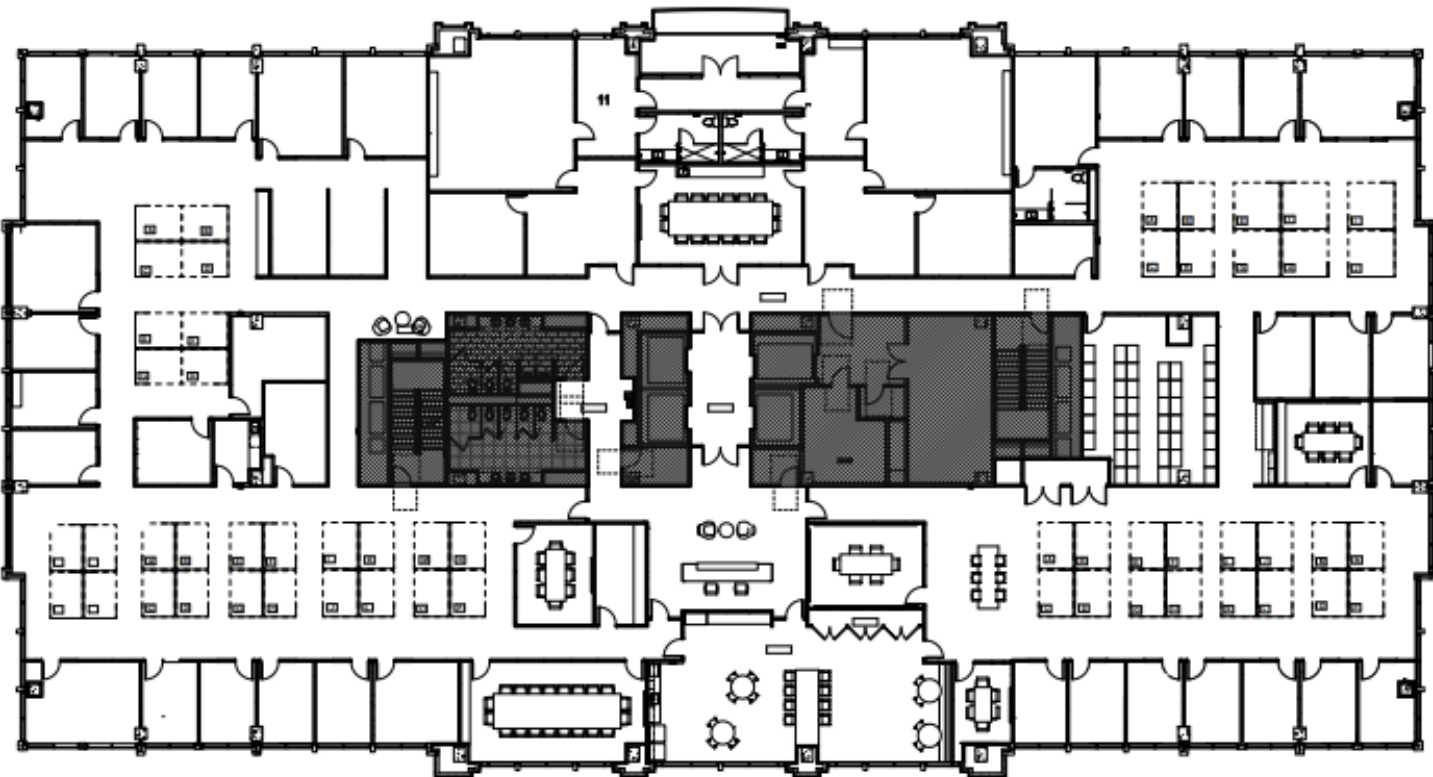


Patio seating



FULL FLOOR AVAILABLE

The top full floor will be available this June, offering a rare opportunity to secure a fully built-out, furnished space. Designed for immediate occupancy and perfect for teams looking to elevate their workspace.



9TH FLOOR - 30,467 RSF

40

Offices

60+

Workstations

6

Conference Rooms

STACKING PLAN



YOU'RE COVERED WITH US.
OUR COVERED PARKING PROVIDES YOU AND YOUR
CAR RELIEF IN THE TEXAS HEAT

July/August average temperature in Dallas:
96°
After just one hour,
the average in-car temperature is 43 degrees
higher than the outdoor temperature:
139°

- Protects your car from extreme weather
- Keeps you cooler
- Supports vehicle performance
- Safety

TOP 10 UNDER 10



NEARBY AMENITIES

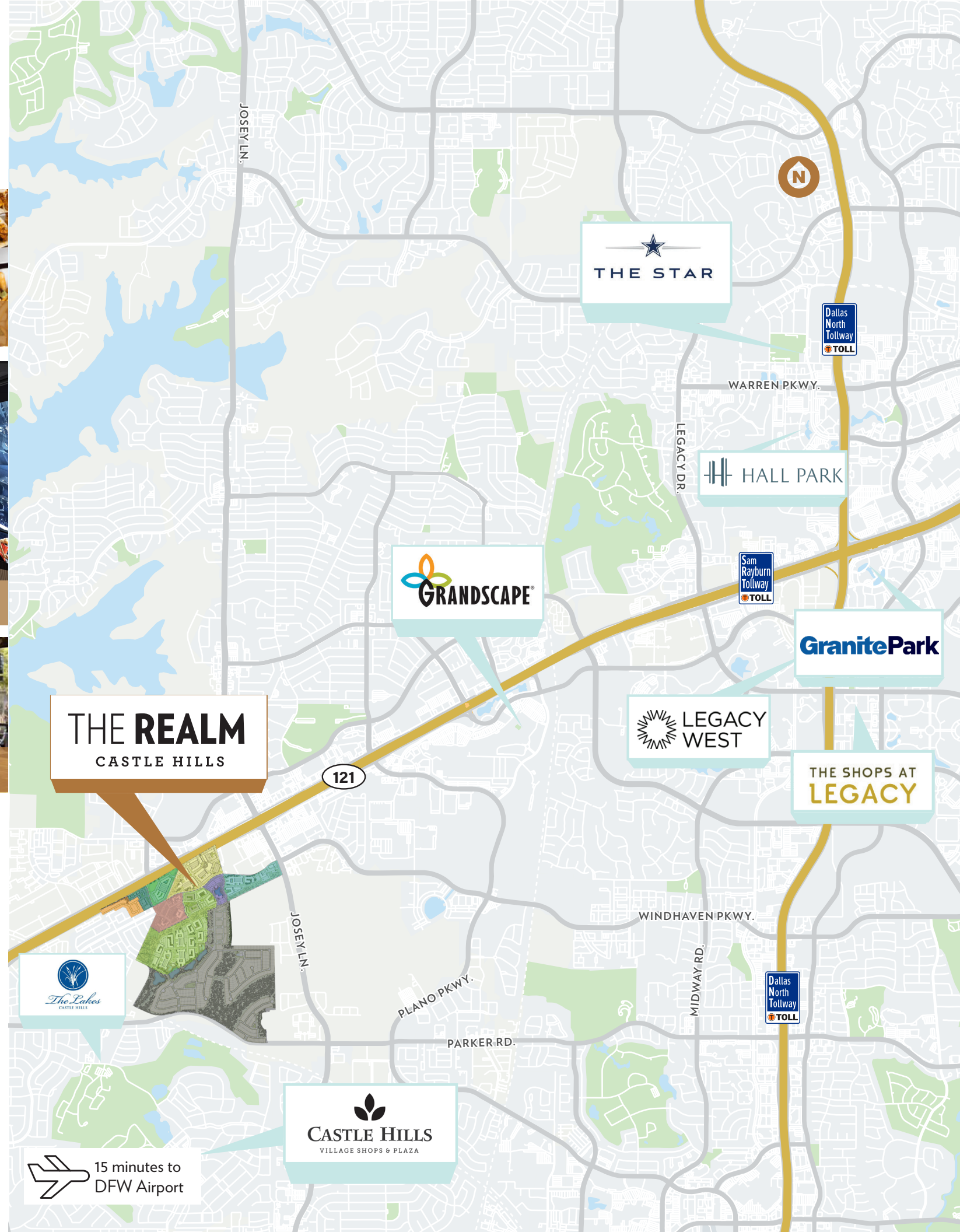
- MESERO
- EDOKO SUSHI & ROBATA
- STARBUCKS
- CHILI'S
- CAMPISI'S
- CHICK-FIL-A
- FREEBIRDS
- ROCKFISH
- BLAZE PIZZA
- 24 HOUR FITNESS
- MENDOCINO FARMS
- KROGER
- WHATABURGER
- TOPGOLF
- STUDIO MOVIE GRILL

- TARGET
- MULTIPLE RETAIL + DINING
- LAYNES CHICKEN FINGERS
- BODYBAR PILATES

DINING AT THE REALM

- 206 LUSTER GRILL
- BAHAMA BUCK'S
- BAGEL BAR
- BLUEBONNET BRUNCH HOUSE
- SAN MIGUEL TEXMAX CUISINE
- BAGEL BRIGADE
- EINSTEIN BROS. BAGELS
- GREAT AMERICAN COOKIES
- RT BAKERY & CAFE
- PEI WEI ASIAN KITCHEN
- TEAPOICA LOUNGE
- HARAZ COFFEE HOUSE
- KAKATIYA LOUNGE & KITCHEN
- KED'S ICE CREAM, WAFFLES & CREPES
- LITTLE INDIA

- THE LONDON BAKER
- MARBLE SLAB CREAMERY
- DOMINO'S PIZZA
- ALWAYS SUNNY GOLF
- THE MONK'S
- PIZZA TWIST
- TROPICAL SMOOTHIE CAFE



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About JLL

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