



CROWN CENTRE

CASTLE HILLS

1921 & 1961 STATE HIGHWAY 121 LEWISVILLE, TX 75056



INNOVATION AT WORK



PROPERTY HIGHLIGHTS



EXPERIENCE A NEW KIND OF WORKPLACE

Crown Centre offers a uniquely curved layout with floor to ceiling windows and industrial design elements for an edgy aesthetic. Employees can easily transition from the pace of the office to an outdoor oasis, uncovering the beauty of their surroundings.

CROWN CENTRE II

150,000 SF NOW AVAILABLE

CROWN CENTRE I

4,819 SF AVAILABLE
2ND FLOOR



PART OF A 140-ACRE MASTER
PLANNED DEVELOPMENT



IMMEDIATE ACCESS
TO SH 121 + FM544



4/1,000 PARKING
COVERED GARAGE



BUILDING AND MONUMENT SIGNAGE AVAILABLE
(OVER 100,000 CARS PER DAY)



FITNESS CENTER



CAFÉ



CONFERENCING CENTER

96° AVERAGE JULY & AUGUST
TEMPERATURES IN DALLAS



PROTECTS YOUR CAR FROM
EXTREME WEATHER



SAFETY

139° AVERAGE IN-CAR TEMPERATURE
IN JULY & AUGUST



KEEPS YOU COOLER



SUPPORTS VEHICLE
PERFORMANCE

PARKING GARAGE BENEFITS



CAFE



FITNESS CENTER



CONFERENCE CENTER

ON-SITE AMENITIES



LOBBY



CAFE



SECOND FLOOR



CONFERENCE CENTER



LOBBY



FEATURED TENANTS
CROSSMARK
TEXAS ONCOLOGY
KLINE HARDIN

CROWN CENTRE I OVERVIEW

1921 STATE HIGHWAY 121

AVAILABLE SPACE
4,819 RSF
2ND FLOOR



CAFE

CROWN CENTRE II
OVERVIEW

1961 STATE HIGHWAY 121

150,000 RSF

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

AVAILABLE SPACE
1ST FLOOR: 35,700 SF
2ND FLOOR: 37,300 SF
3RD FLOOR: 37,300 SF
4TH FLOOR: 36,700 SF



MASTER PLAN

Crown Centre at Castle Hills offers a respite to find harmony in everyday life. The 140-acre development will be a fully integrated environment designed to create a healthy work-life balance. Upon completion, 35 buildings including office, residential, dining, shopping and hotels will all be interconnected by extensive walking trails lined with native Texas landscaping, gorgeous water features, bridges, and outdoor seating.

CROWN CENTRE II

CROWN CENTRE I

- EXISTING OFFICE BUILDINGS
- PRIMARY OFFICE USES
- FREESTANDING RETAIL USES
- PRIMARY RESIDENTIAL USES



2,000 APARTMENT
UNITS



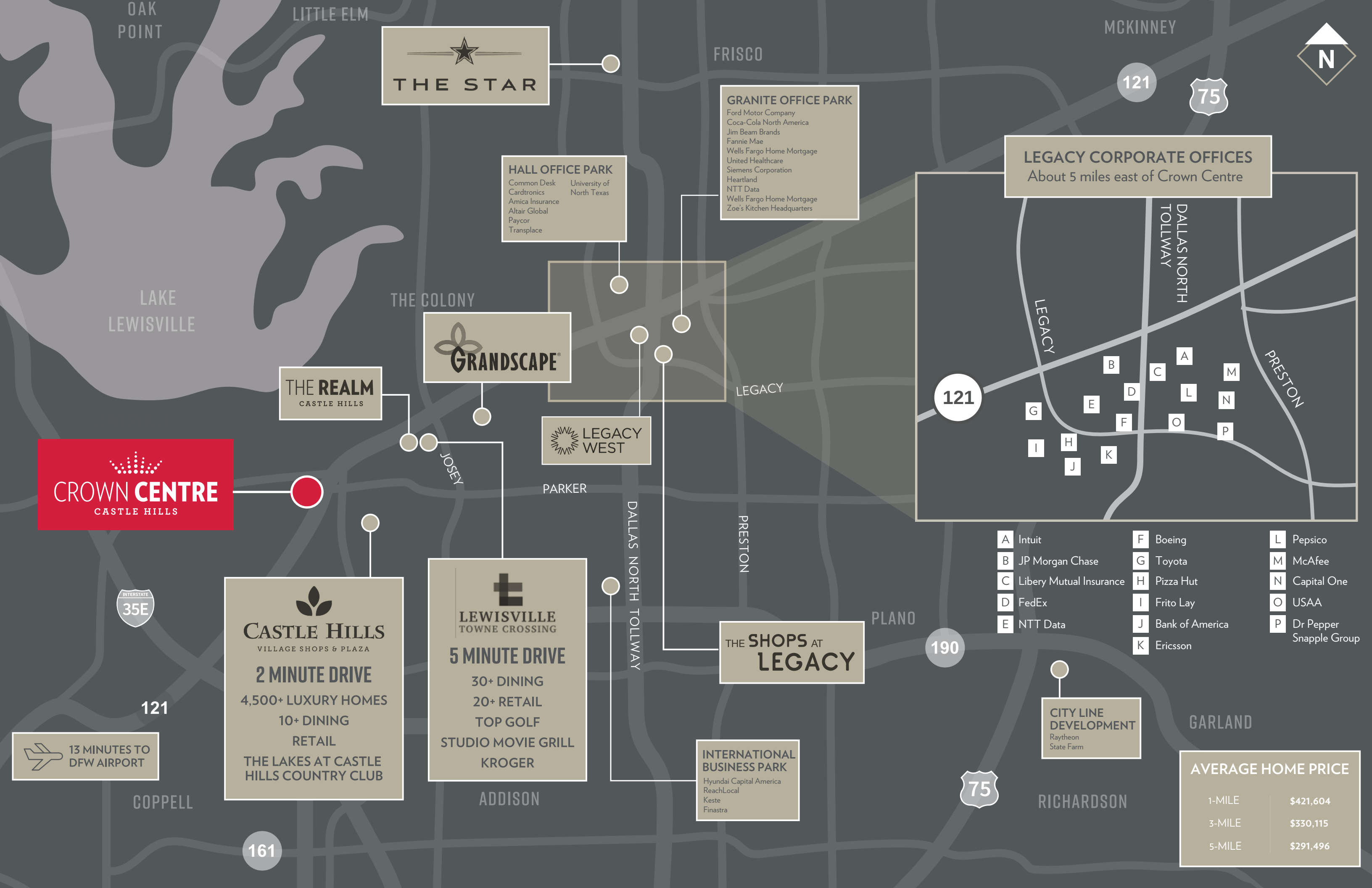
500-KEY HOTEL



3 MILLION RSF
OFFICE



140,000 SF RETAIL





THE STAR

GRANITE OFFICE PARK

Ford Motor Company
Coca-Cola North America
Jim Beam Brands
Fannie Mae
Wells Fargo Home Mortgage
United Healthcare
Siemens Corporation
Heartland
NTT Data
Wells Fargo Home Mortgage
Zoe's Kitchen Headquarters

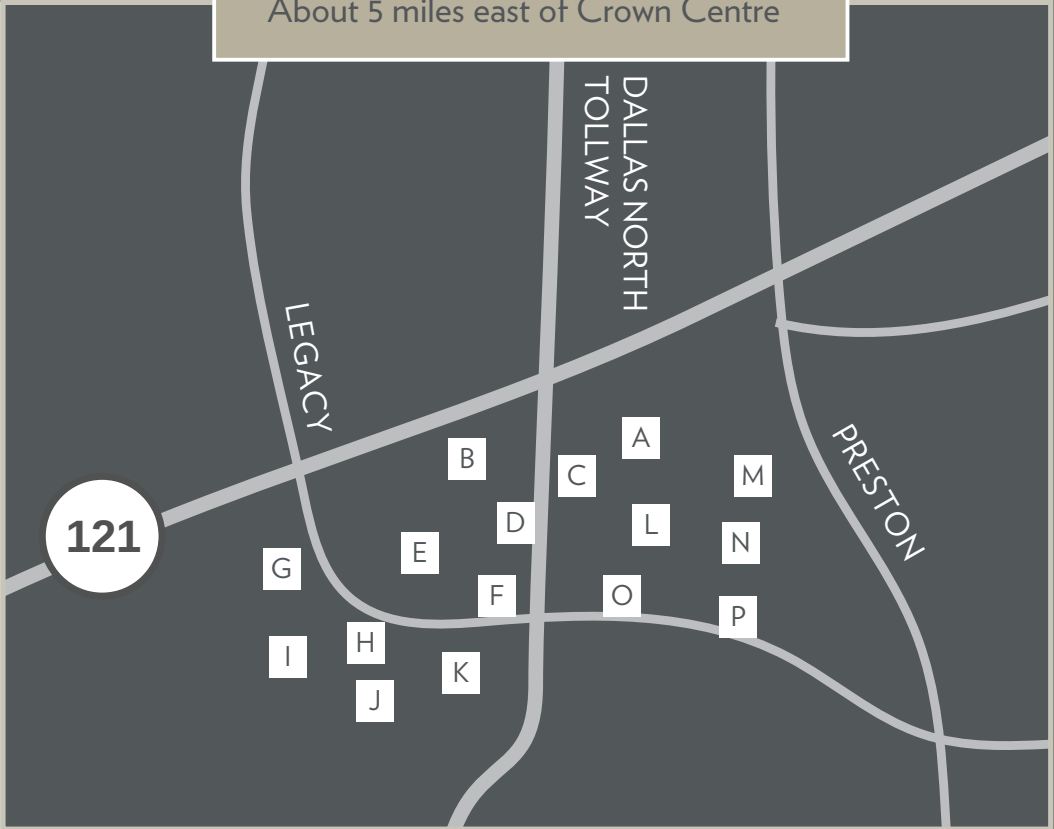
HALL OFFICE PARK

Common Desk
Cardtronics
Amica Insurance
Altair Global
Paycor
Transplace

University of North Texas

LEGACY CORPORATE OFFICES

About 5 miles east of Crown Centre



- | | | | | | |
|---|--------------------------|---|-----------------|---|-------------------------|
| A | Intuit | F | Boeing | L | Pepsico |
| B | JP Morgan Chase | G | Toyota | M | McAfee |
| C | Liberty Mutual Insurance | H | Pizza Hut | N | Capital One |
| D | FedEx | I | Frito Lay | O | USAA |
| E | NTT Data | J | Bank of America | P | Dr Pepper Snapple Group |
| | | K | Ericsson | | |

THE REALM

CASTLE HILLS





LEGACY WEST



CROWN CENTRE

CASTLE HILLS



CASTLE HILLS

VILLAGE SHOPS & PLAZA

2 MINUTE DRIVE

4,500+ LUXURY HOMES

10+ DINING

RETAIL

THE LAKES AT CASTLE HILLS COUNTRY CLUB



LEWISVILLE TOWNE CROSSING

5 MINUTE DRIVE

30+ DINING

20+ RETAIL

TOP GOLF

STUDIO MOVIE GRILL

KROGER

THE SHOPS AT

LEGACY

INTERNATIONAL BUSINESS PARK

Hyundai Capital America
ReachLocal
Keste
Finastra

CITY LINE DEVELOPMENT

Raytheon
State Farm

AVERAGE HOME PRICE	
1-MILE	\$421,604
3-MILE	\$330,115
5-MILE	\$291,496



13 MINUTES TO DFW AIRPORT



SCENIC PARK AMENITY



FOR LEASING INFORMATION

JAMES ESQUIVEL

214 438 6152
james.esquivel@jll.com

ASHLEY CURRY

214 438 6348
ashley.curry@jll.com

HUDSON NEUHOFF

214 438 6487
hudson.neuhoff@jll.com



INNOVATION AT WORK



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