

# PRIME SPACE FOR LEASE IN LEWISVILLE

209 State Highway 121 Bypass

Lewisville, TX 75067

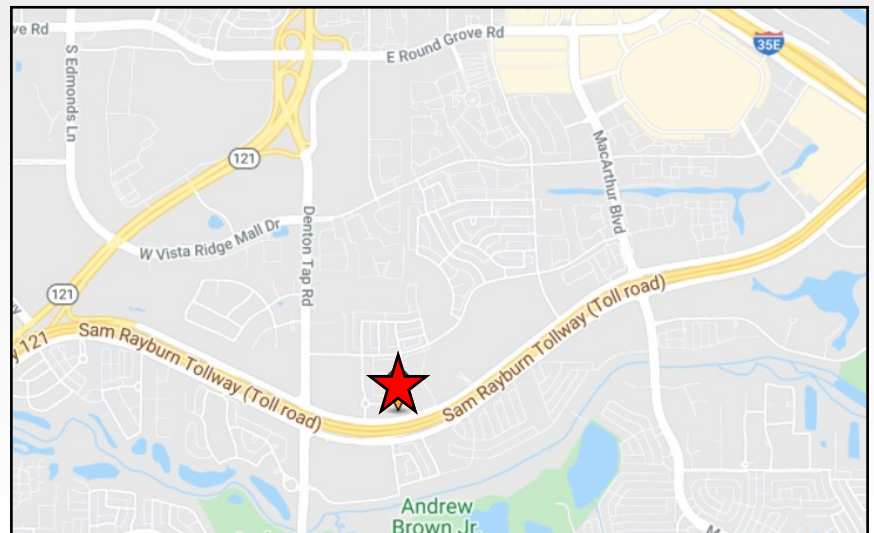
± 2,462 SF on 1st Floor – Available 10/1/2026

± 5,591 SF on 2nd Floor – Available Immediately



For more information please contact:

**JOHN PAUL WEST**  
469.759.5821  
jwest@westcr.com



Ph: 469-759-5800 • Fax: 469-759-5801 • www.westcr.com

800 W. Airport Freeway • Suite 840 • Irving, TX 75062

*Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change in price, correction, errors and omissions, prior sales, or withdrawal without notice.*

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## PROPERTY FEATURES

- 31,650 SF Three Story Building.
- ~2,462 SF on 1st Floor - available 10/1/2026.
- ~5,591 SF on 2nd Floor - available immediately.
- Fully built but with beautiful finishes including mix of private office and open layout.
- Turn-key solution for immediate occupancy including high-end systems furniture available.
- 24/7 Card Key Building Access.
- Dual Fiber Providers - High Speed Internet.
- Very Heavy Power with Generator back up Power
- 4.06:1,000 Parking Ratio
- Building and Monument Signage Opportunities.
- Access to I-35, SH 121, & minutes from D/FW Airport.
- Numerous restaurants, hotels, child care, and housing options in immediate vicinity.



2nd Floor Corner Office

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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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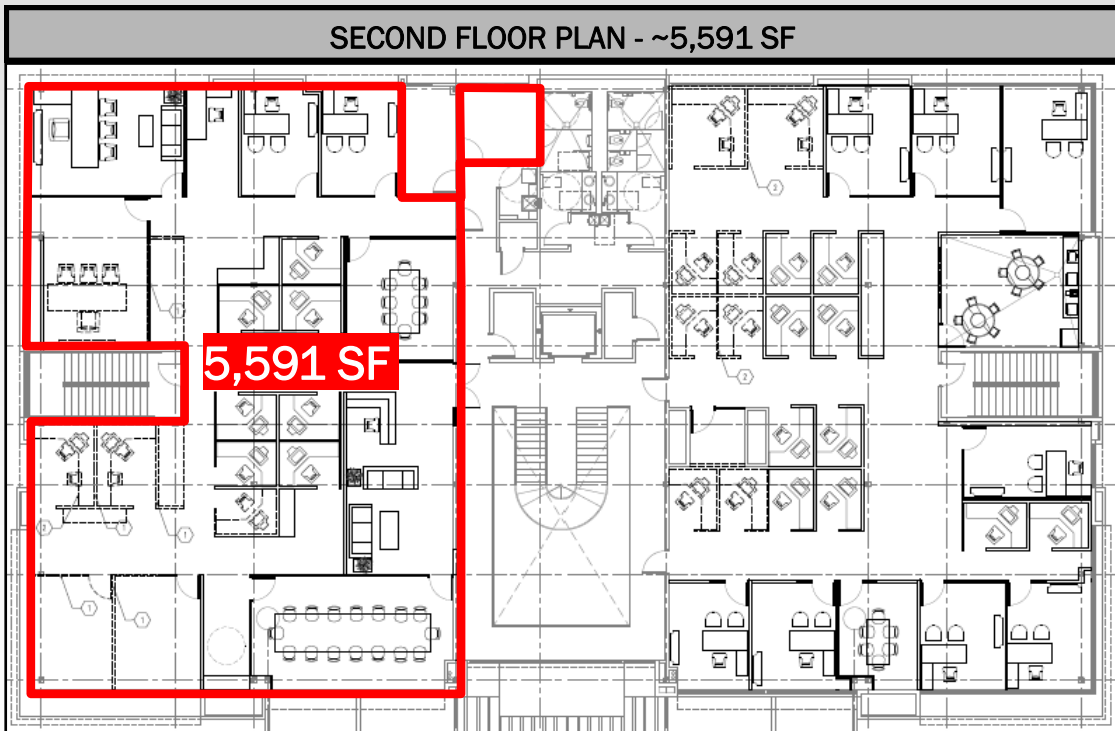
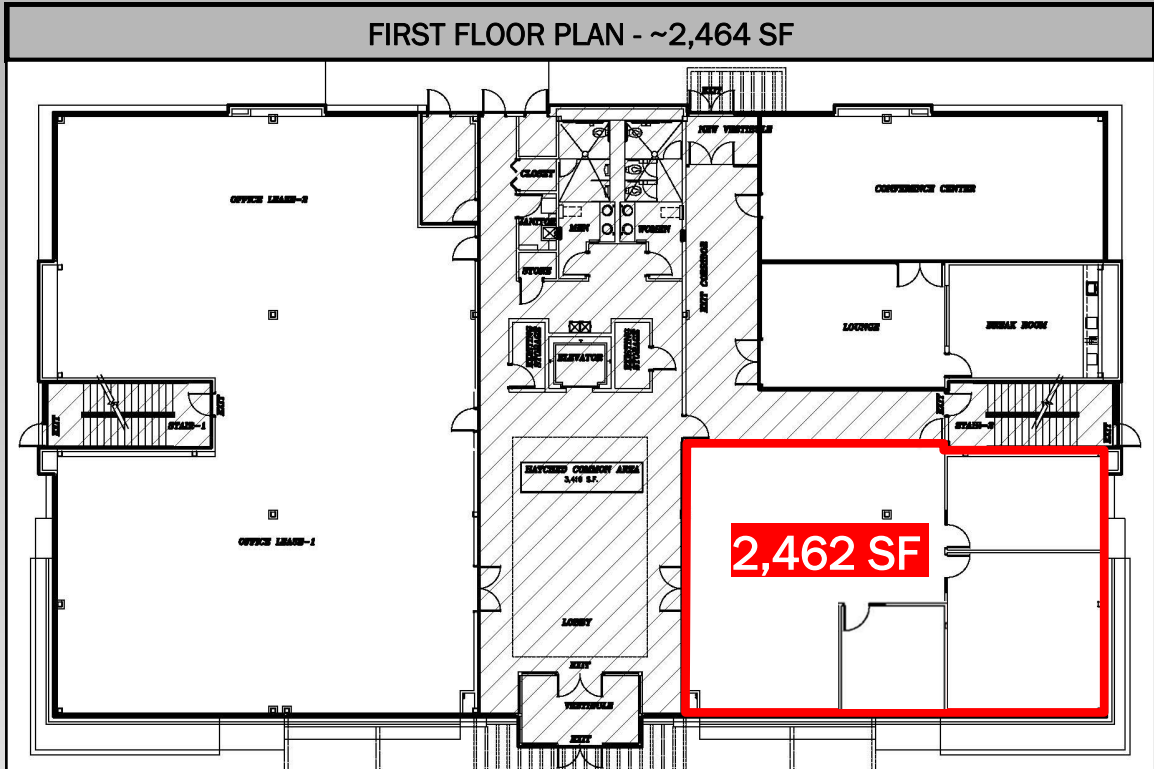
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