

# Prime Office Showroom - Lewisville

## Flex Office / Showroom / Warehouse Space for Lease

### 2,235 SF



#### Location:

Prime Office Showroom -  
Lewisville  
2601 E Highway 121  
Suite 216  
Lewisville, Texas 75056



#### Space Available:

Fully Finished  
Flex Office / Showroom /  
Warehouse Space Available  
2,235 SF  
\$22 - \$25 for Lease

- Located in fastest growing corridors of North Texas
- Fully Finished Out Office offering Reception, Showroom / Office, Kitchenette, mezzanine, and more
- Building Signage available
- Offers a High Clearance of 22' and Oversized Grade Level Doors
- Perfectly placed on the frontage road of State Hwy 121
- Close proximity to the I-35, the Dallas North Tollway & the Sam Rayburn Tollway

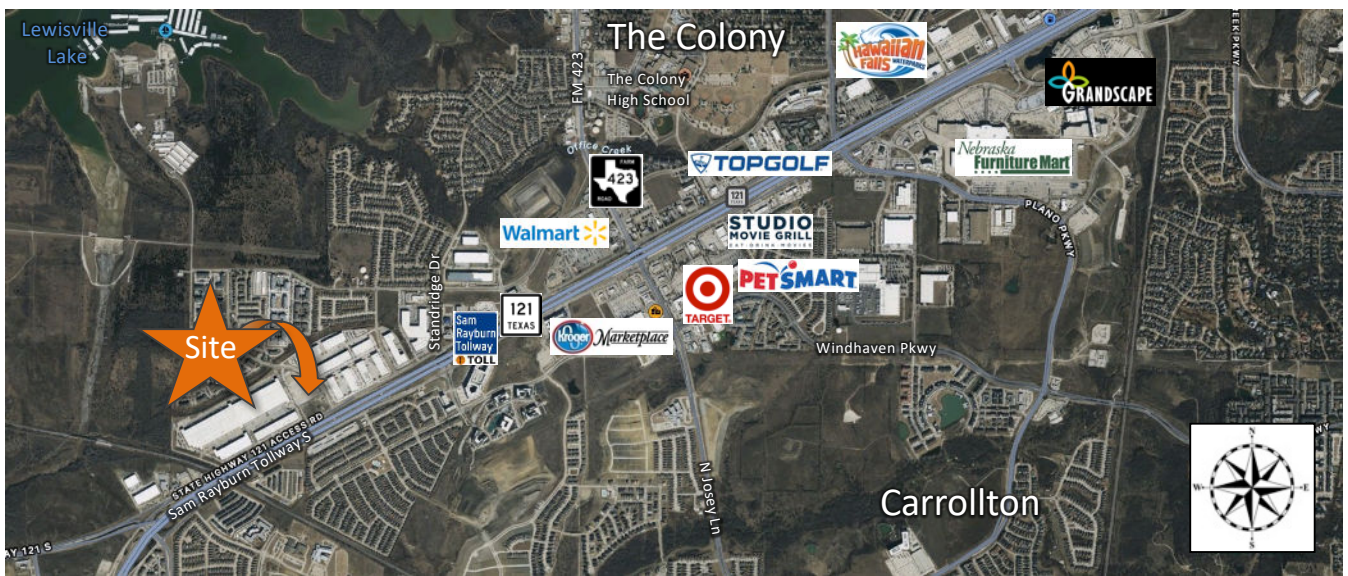
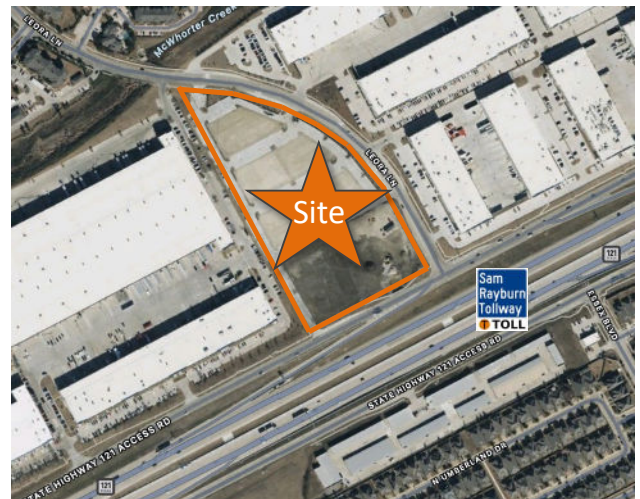
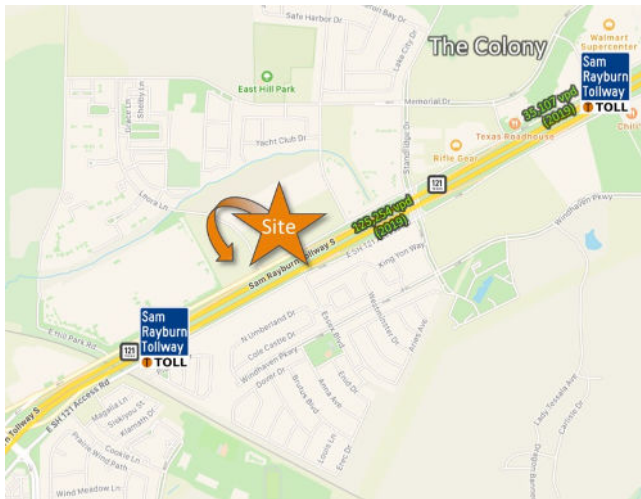
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Centered perfectly to service to growing communities of West Frisco, The Colony, Little Elm, Carrollton & Lewisville
- Visible from the heavily travelled State Hwy 121 westbound Frontage Road
- Close proximity to numerous Restaurant & Retail Amenities including Nebraska Furniture Mart, Grandscape, Top Golf, & more

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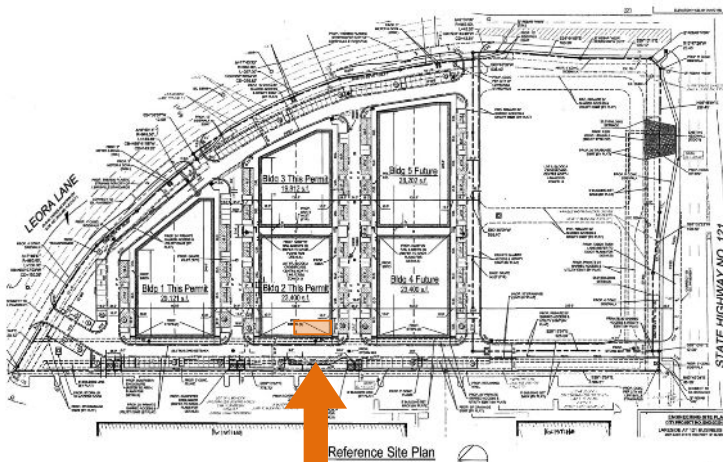


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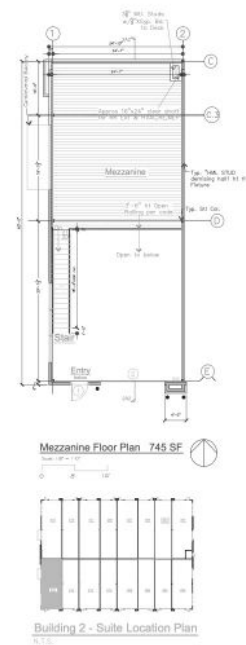
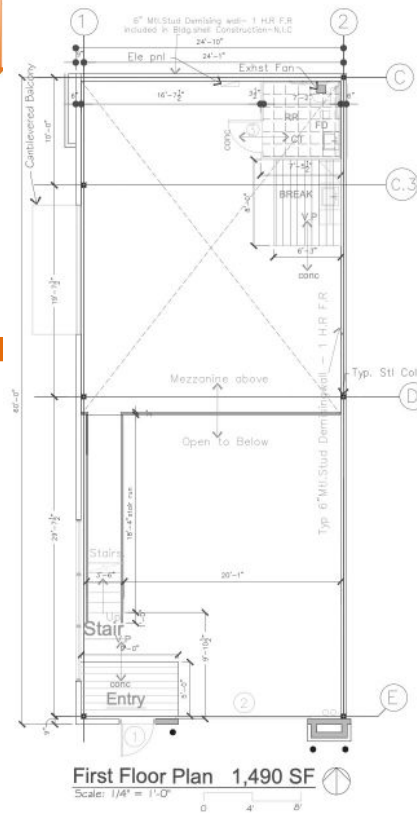


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# Floor Plan



San Rayburn Tollway  
 TOLL



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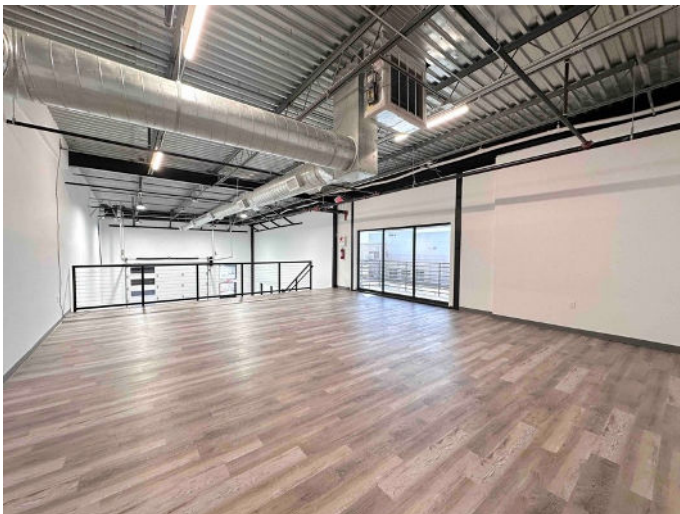
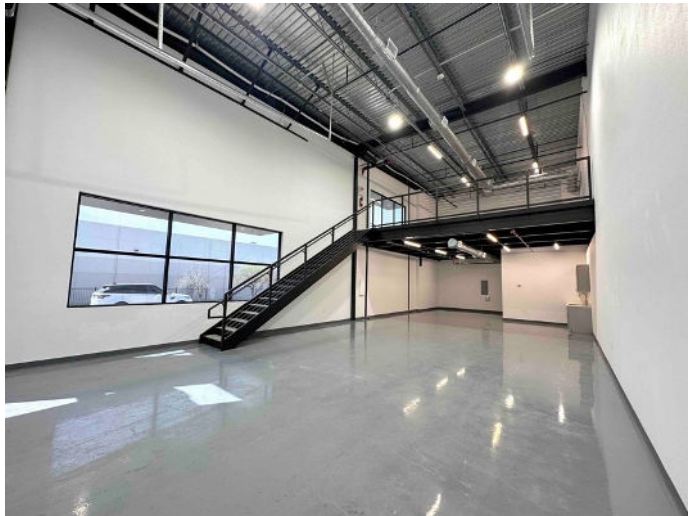
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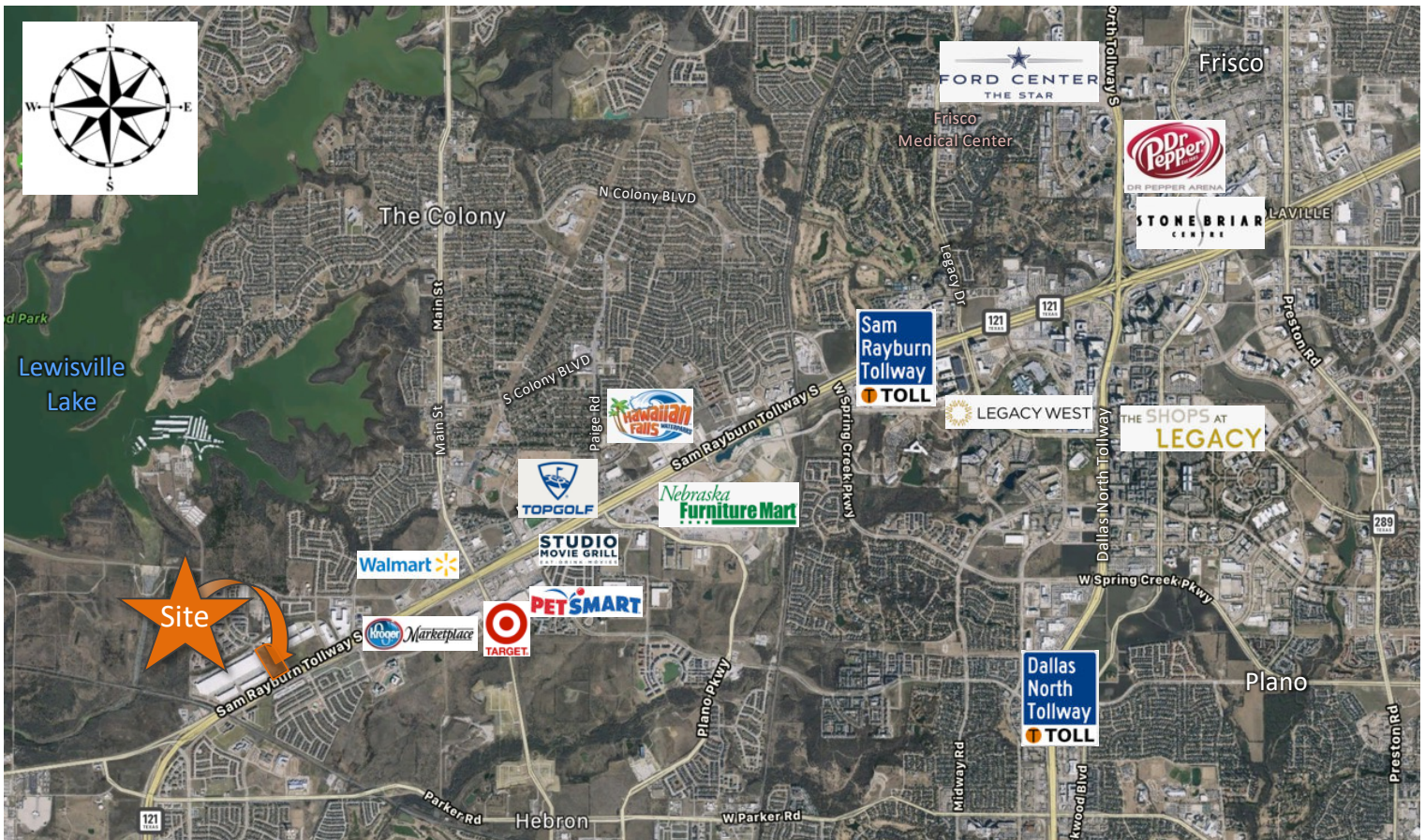


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## Aerial View



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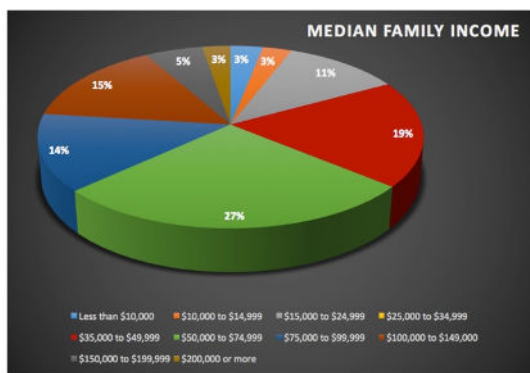
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## Lewisville Demographics

### MEDIAN FAMILY INCOME

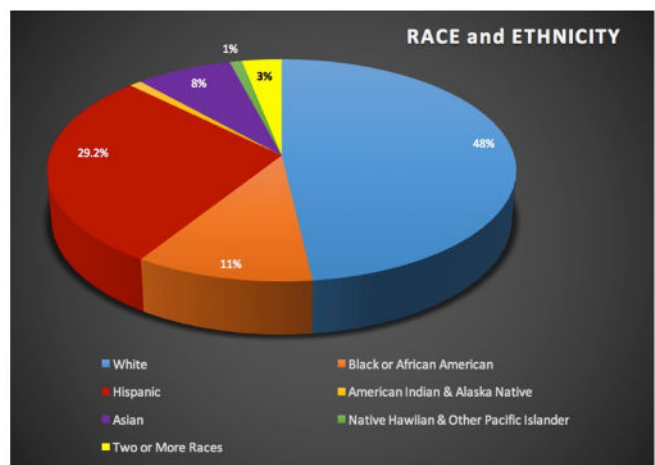


Median Household Income \$56,811

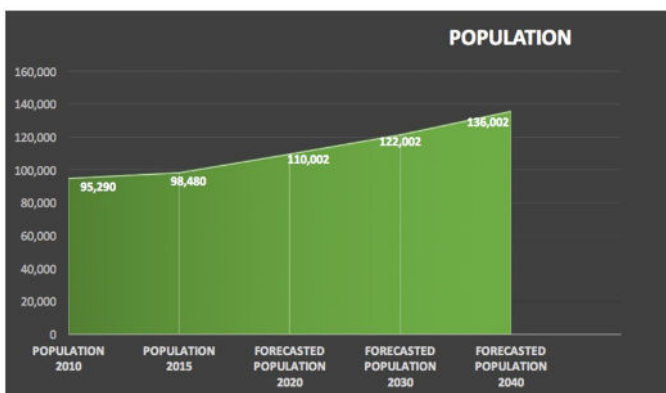
Mean Household Income \$70,430

Total Households 36,984

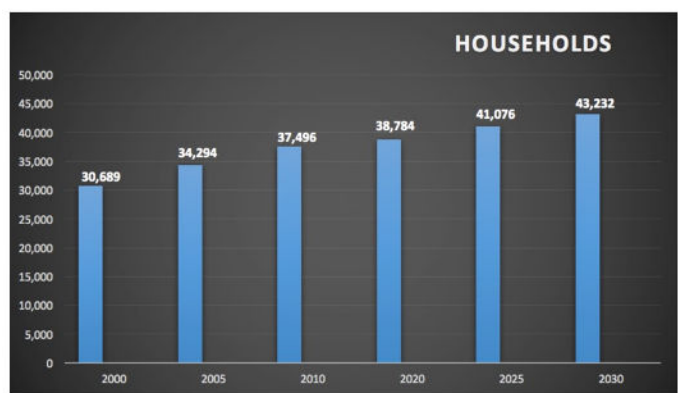
### RACE AND ETHNICITY



### POPULATION



### HOUSEHOLDS



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