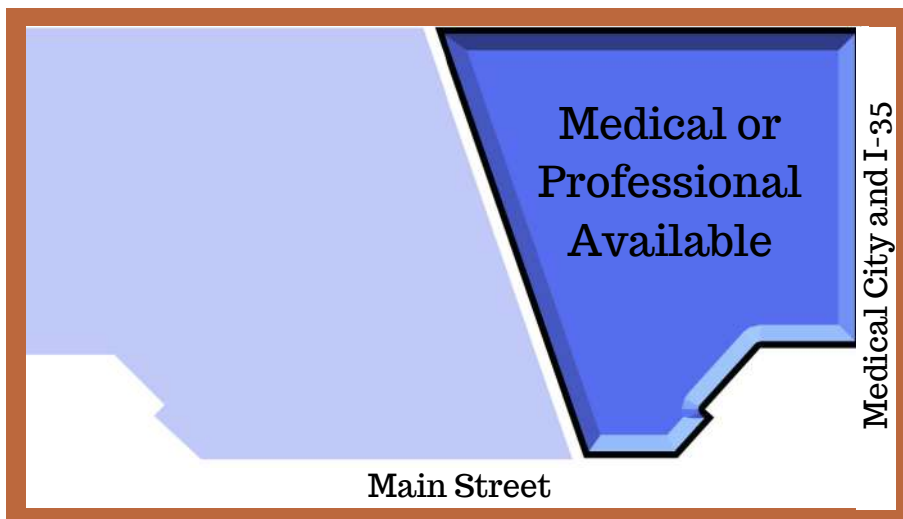




FOR LEASE

Center your business in the heart of Old Town Lewisville. Rare vacancy on Main Street next door to Medical City Lewisville with prime frontage.



THE PROPERTY

Professional office space available with excellent visibility on Main Street.

FEATURES

- ✓ Space: 6900 +/- sq. ft.
- ✓ Date Available: Immediately
- ✓ Lease Term: Negotiable
- ✓ Walk Score: 62
- ✓ Will Build to Suit
- ✓ Rental Rate: Please Call
- ✓ Bus stop location / Walking distance to DCTA train station
- ✓ I-35 / 121 Access
- ✓ Gym, outdoor living area and executive wash room
- ✓ 81 parking spaces

SCHEDULE A PRIVATE VIEWING

Denton County Holdings

(214) 270-0853 • www.400WestMainStreet.com



STEP UP. STEP OUT. STEP AHEAD.

Strategic location situated in well-established business district on Main Street in Lewisville, with direct access to I-35 and 121. Commute with ease! Property boasts ample parking, bus station next to property, and a DCTA train station within walking distance! This highly desirable area has little vacancy come available and with its extensive visibility and a generous landlord improvement allowance available, this property provides the perfect backdrop to your unique company culture and growing office needs.

AMENITIES

With countless shops, dining options and businesses right at your doorstep, your employees and clients both will enjoy being surrounded by Old Town Lewisville charm.

Area Statistics (between 0-3 miles)

Population	92,232
Avg. Age	37.60
MHH Income	\$120,807
Pop. Growth (5 yr)	16.6%

Looking nearby? Discover another great option at 5870 Long Prairie Road in the heart of the Shops at Highland Village, in Flower Mound, by visiting www.5870longprairieroad.com

**FOR MORE INFORMATION
SCHEDULE A PRIVATE VIEWING**

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