



FOR LEASE

# Class A Office Building

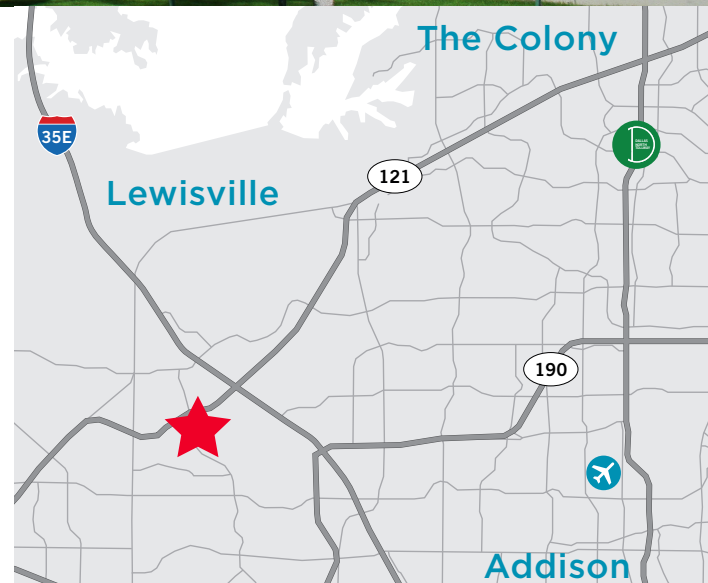
2871 Lake Vista Drive / Lewisville, TX



## 9,000-18,500 RSF Available

### Property Highlights

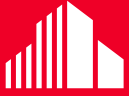
- 4.5/1,000 Parking Ratio
- Strategic Location in the Dallas Metroplex with Outstanding Accessibility via SH121 Bypass, IH35, SH190 and MacArthur Blvd
- Appealing Architectural Stone Design including Elegant Stone and Granite Finishes
- 2-Story Building Configuration with a Central Common Area and an Entry Atrium
- Located Adjacent to the Vista Ridge Lake and Amphitheater in the Master-Planned Vista Ridge Business Park
- Efficient Floorplans that Provide Flexibility to both Small and Large Tenants
- Full Service Communication, Data and High-Speed Connectivity



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**CUSHMAN &  
WAKEFIELD**

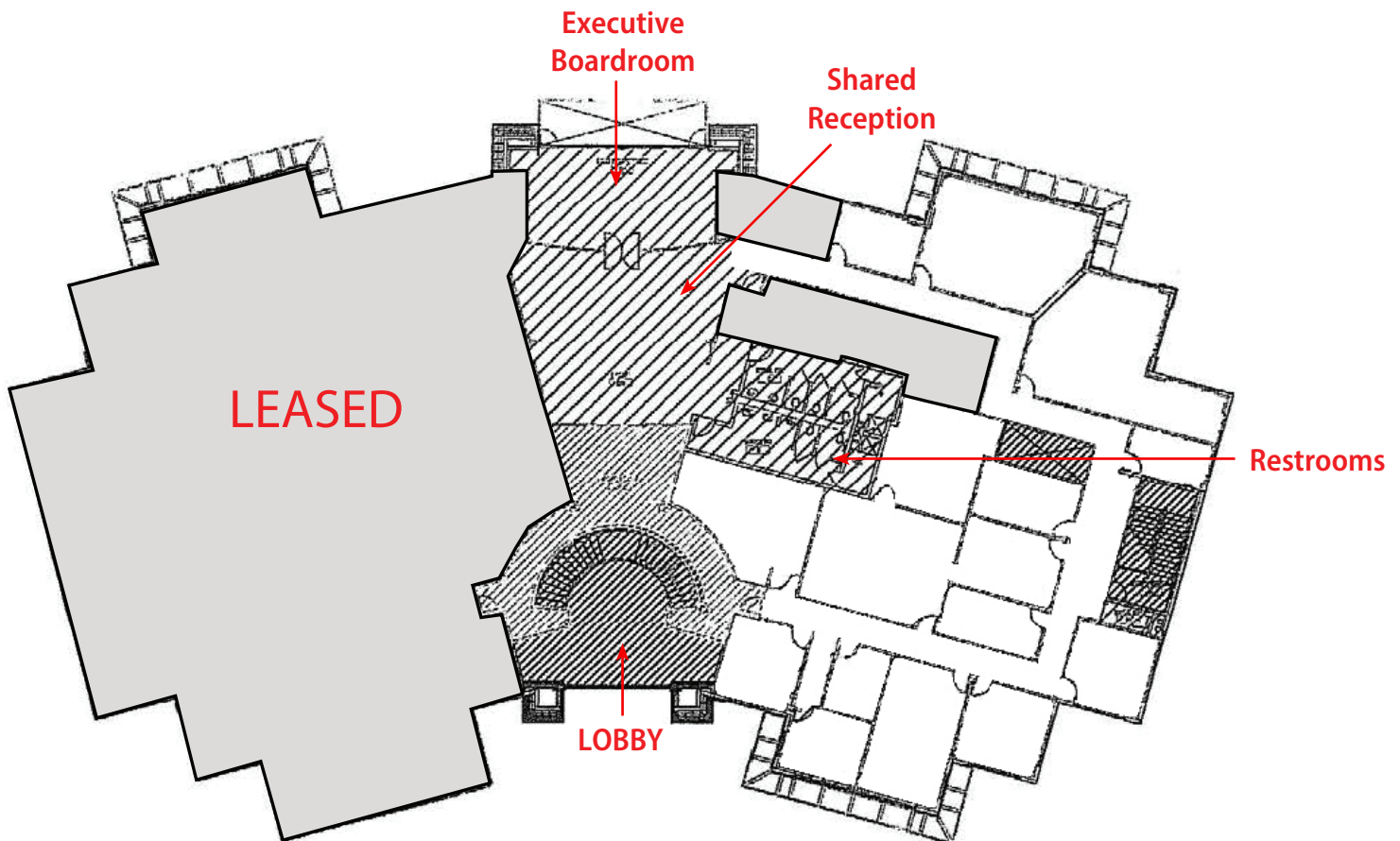
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### Second Floor 18,500 RSF

- 13 offices (expandable to 15)
- 2 large rooms for conference or up to 10 workstations
- Interior break area & IT closet
- Shared reception and large executive boardroom



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