

LAKE VISTA⁷

2777 LAKE VISTA DRIVE | LEWISVILLE, TX | 75067



**240,000 RSF AVAILABLE
EXCELLENT SINGLE TENANT OPPORTUNITY**



LOCATION & SITE

AREA AMENITIES

FLOORPLANS

SECURITY

REDUNDANCY

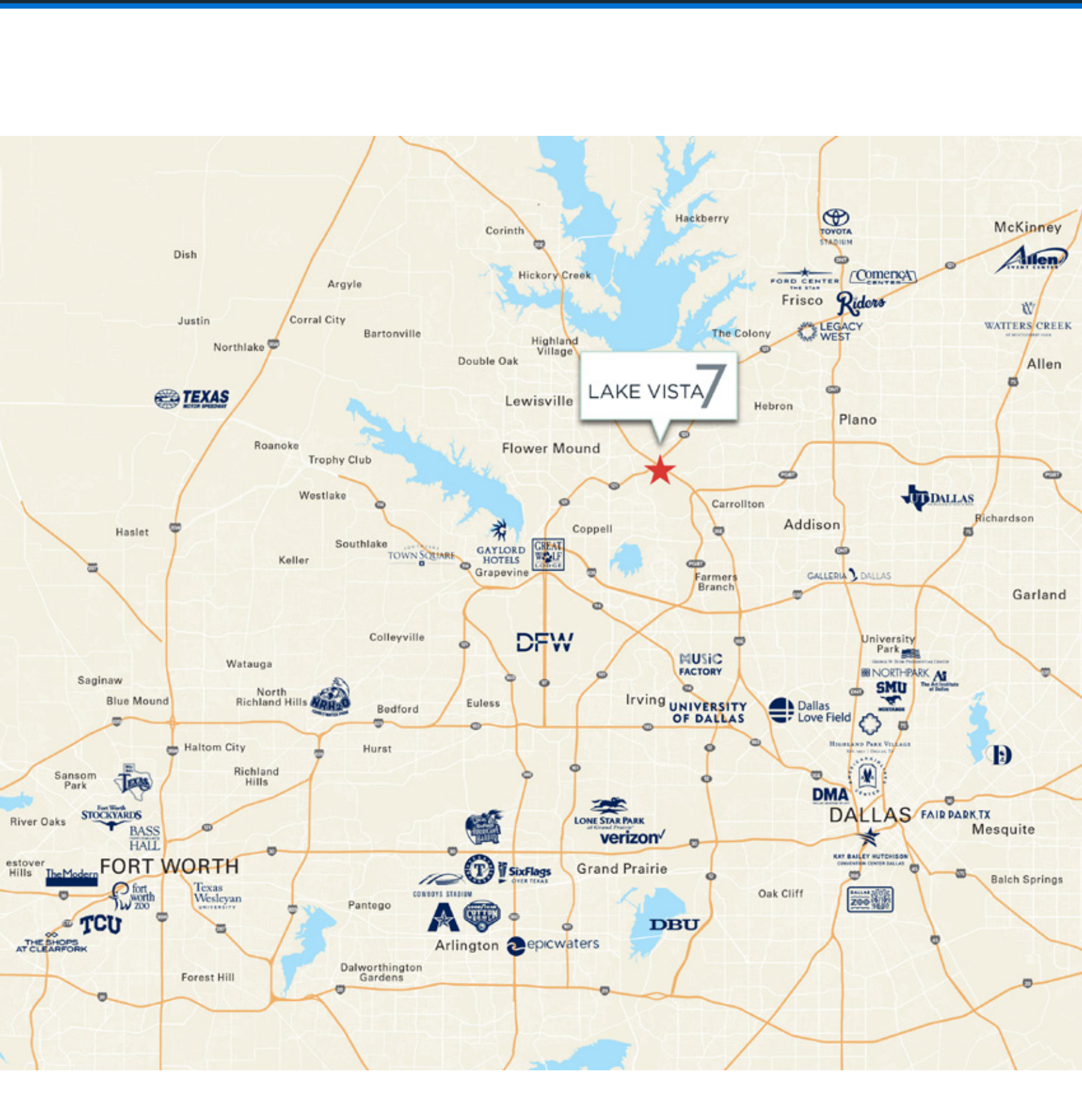
AMENITIES

BUILDING EXPANSION

SIGNAGE & BRANDING



LOCATION MAP





121

**240,000 RSF PLUG & PLAY BUILDING
WITH 8/1,000 PARKING
AND FLEXIBILITY FOR GROWTH**



AREA AMENITIES

VISTA RIDGE PLAZA

Schlotzsky's



Taste of Asia

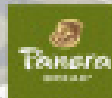


Cristina's
THE MEXICAN'S JARDIN

HONEYBAKED HAM
CORP

VISTA RIDGE VILLAGE

FIREHOUSE
SUBS



Chick-fil-A

OUTBACK
STEAKHOUSE



Applebee's



121
TEXAS

LAKEPOINT TOWNE CROSSING



Lewisville Lake

LAKEPOINT CROSSING



Lewisville Lake

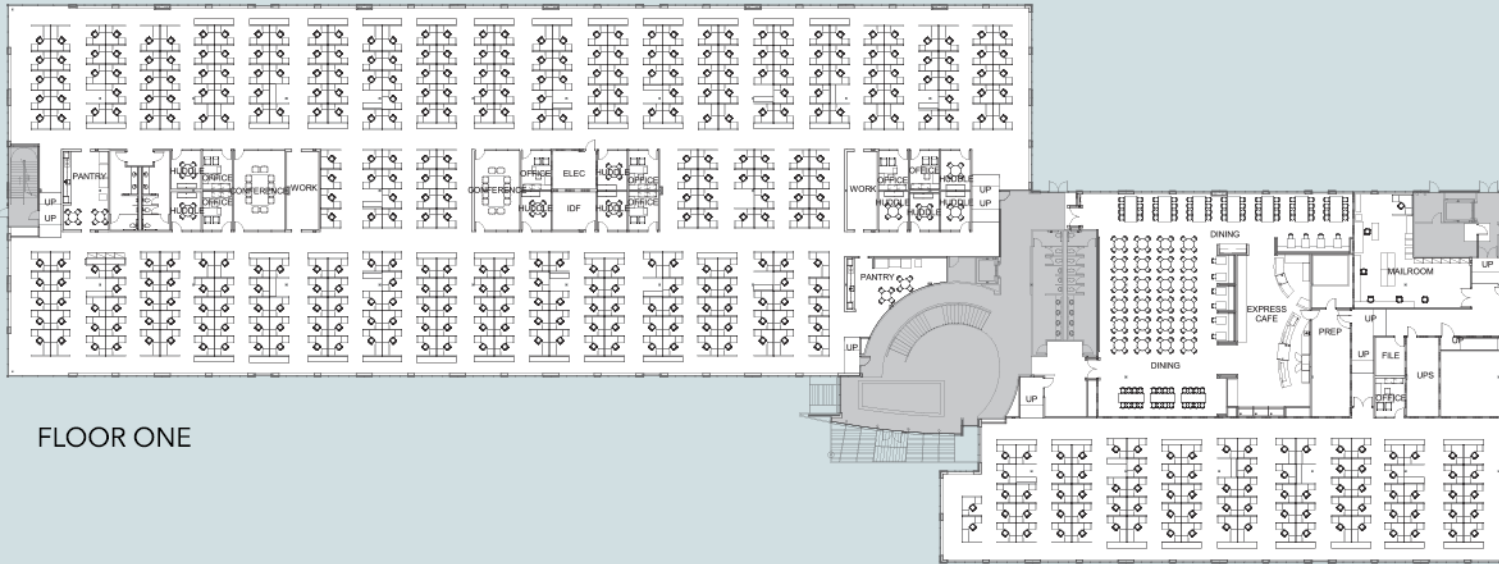
COSTCO
WHOLESALE



LAKE VISTA 7

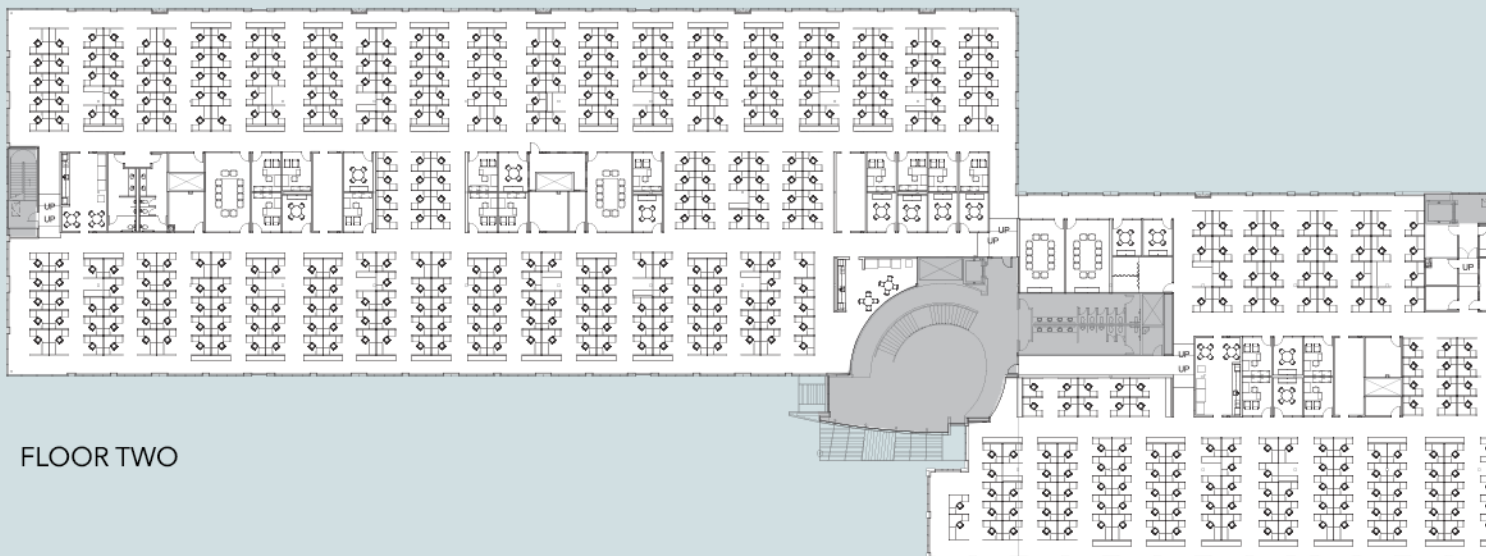


FLOORPLANS



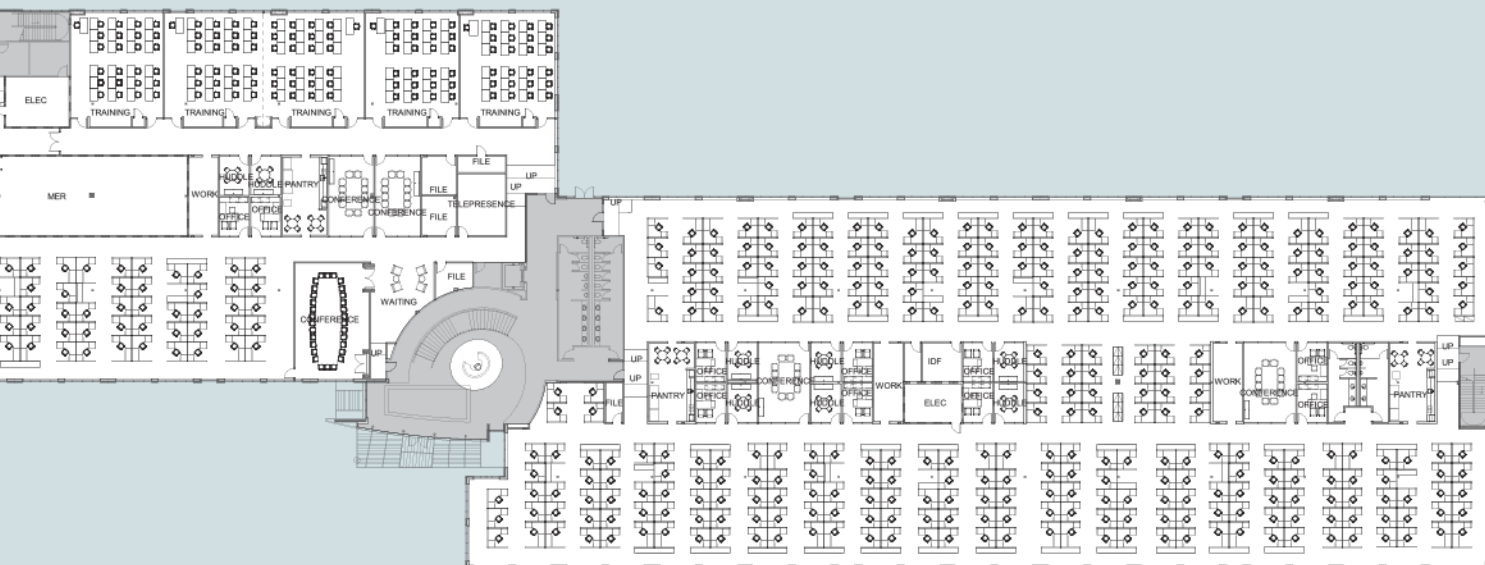
FLOOR ONE

**PLUG & PLAY: +/-1,850 WORKSTATIONS AND CAT 6
CABLING IN PLACE IN TWO, EFFICIENT 120,000 SF
FLOORPLATES**



FLOOR TWO

**RAISED ACCESS FLOOR FLEXIBILITY:
ALL WORKSTATIONS SIT ON A 4-INCH RAISED ACCESS
FLOOR ALLOWING FOR EASY RECONFIGURATION**



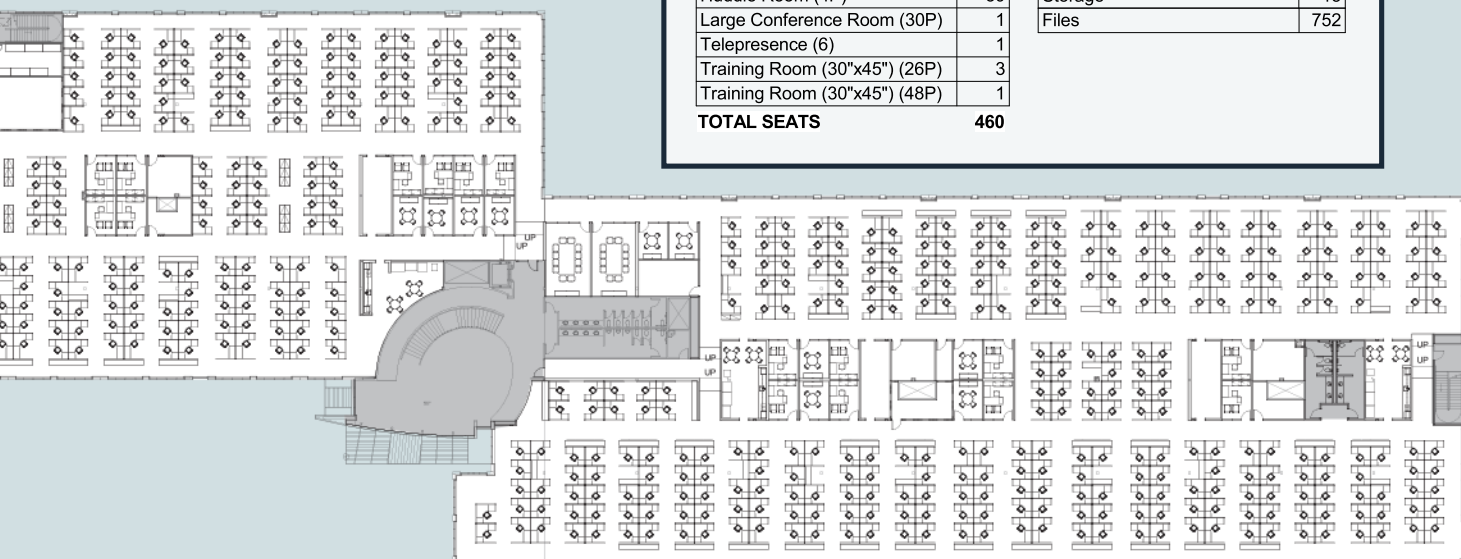
TOTAL - 1st & 2nd Floors

Workspace	Qty.
PO (10' x 12')	50
WS (6' x 6')	1542
WS (6' x 8')	261
TOTAL POPULATION	1853

Meeting Space	Qty.
Conference Room (12P)	13
Huddle Room (4P)	39
Large Conference Room (30P)	1
Telepresence (6)	1
Training Room (30"x45") (26P)	3
Training Room (30"x45") (48P)	1

TOTAL SEATS 460

Support	
Cafe/Breakroom (5743 SF)	1
Copy	11
Electrical	5
IDF	6
Lactation Room	1
Mailroom (996 SF)	1
MER (2,053 SF)	1
Pantry	11
Storage	15
Files	752





**MODERN, EFFICIENT WORKSPACE
WITH 10' CEILINGS AND ABUNDANT
NATURAL LIGHT.**



**+/- 1,850 KNOLL WORKSTATIONS
ALONG WITH CAT 6 CABLING
IS AVAILABLE.**

SECURITY






**SECURE, SINGLE-TENANT FACILITY WITH
BADGE ACCESS SYSTEM AND TURNSTILES
IN PLACE.**

REDUNDANCY





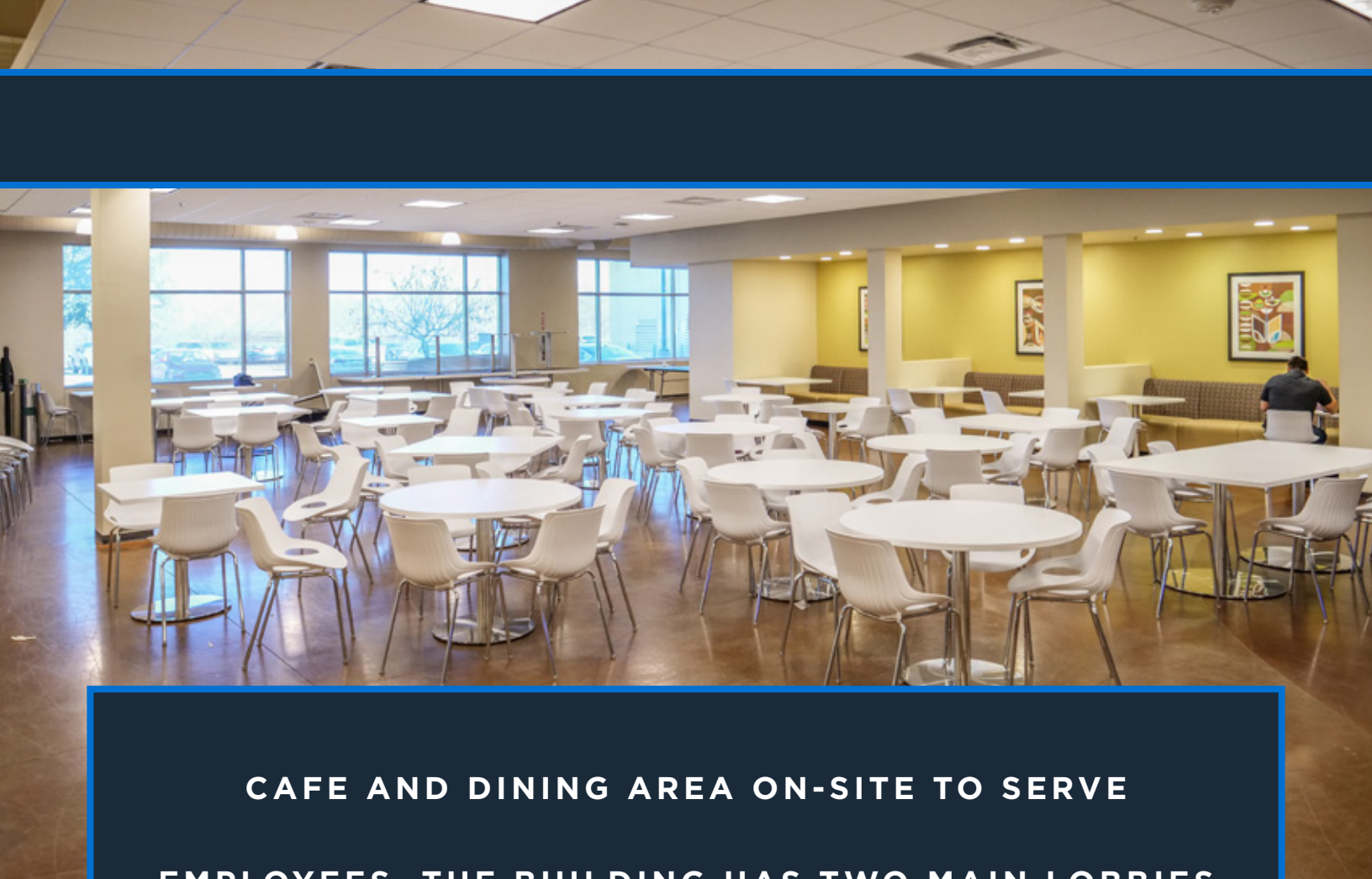
**DUAL FEED POWER WITH
TWO-1,500 KVA GENERATORS
IN A SECURE ENCLOSURE THAT
BACKS UP THE ENTIRE FACILITY.
A UPS IS ALSO ON-SITE.**

AMENITIES



**THERE ARE 58 CONFERENCE AND
TRAINING ROOMS WITH +/- 460 SEATS.**



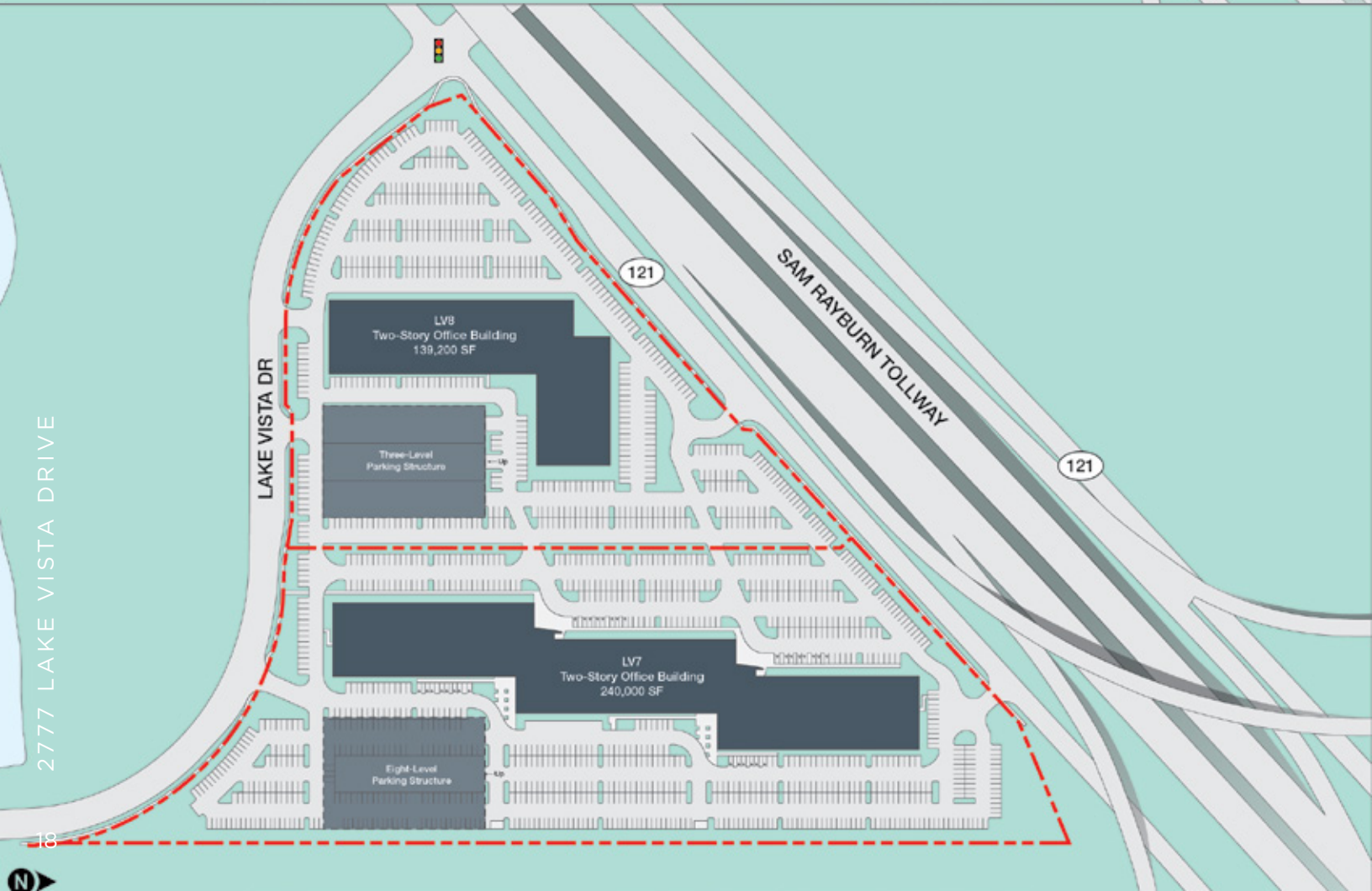


**CAFE AND DINING AREA ON-SITE TO SERVE
EMPLOYEES. THE BUILDING HAS TWO MAIN LOBBIES
AND MULTIPLE CONFERENCE ROOMS THROUGHOUT.**



SUSTAINABILITY

BUILDING EXPANSION





EXPANSION FLEXIBILITY:

ABILITY TO ADD

70,000 - 139,000 SF

ON-SITE.

SIGNAGE & BRANDING



121



**+/- 250,000 CARS PER DAY DRIVE BY
THE BUILDING AT THE INTERSECTION OF
I-35 AND 121 THAT PROVIDE
GREAT BRAND VISIBILITY**



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