



LAKE VISTA 7

UNBEATABLE ACCESS,
UNMATCHED AMENITIES

2777 LAKE VISTA DRIVE | LEWISVILLE, TX | 75067

FOR SALE OR LEASE

BUILDING HIGHLIGHTS



Modern, efficient workspaces with abundant natural light



Dual feed power with Two 1,500 KVA generators and UPS System



8/1,000 parking



Flexibility for growth



LEED Silver certification



Raised flooring system



10' ceilings



UPS on-site



+/- 1,850 knoll workstations

240,000 RSF
PLUG & PLAY
OPPORTUNITY



FITNESS CENTER



OUTDOOR PAVILION



CONFERENCING FACILITY



NEWLY RENOVATED
COMMON AREAS



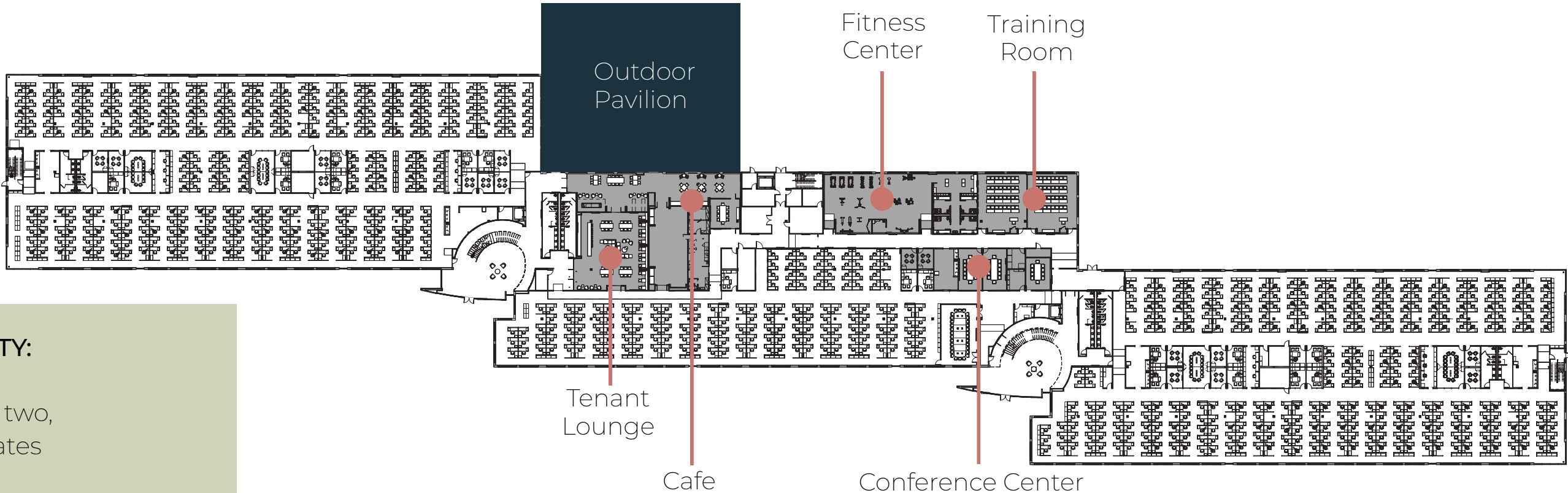
TENANT LOUNGE



CAFE

EFFICIENT FLOORPLATES

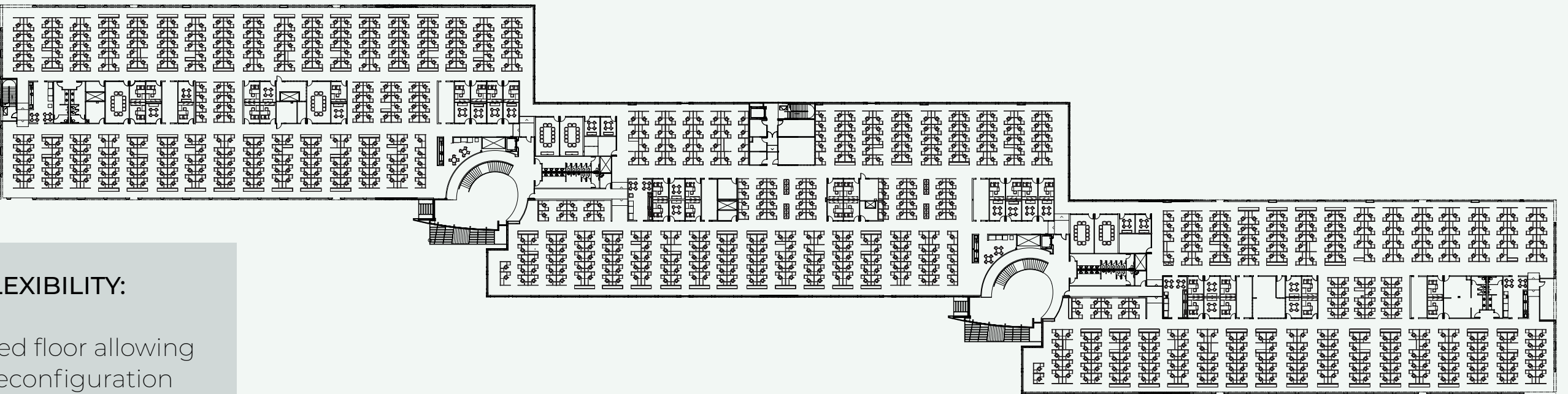
FLOOR ONE



PLUG & PLAY OPPORTUNITY:

+/-1,850 workstations across two, efficient 120,000 SF Floorplates

FLOOR TWO



RAISED ACCESS FLOOR FLEXIBILITY:

All workstations sit on a raised floor allowing for easy, and cost effective reconfiguration







LOCATION

Located along Lake Vista Drive on the southeast quadrant of State Highway 121 and Interstate 35E (300,000 vehicles per day), the building provides ultimate highway frontage exposure and corporate branding opportunities.

Lake Vista 7 is approximately 21-miles from Downtown Dallas, 10-miles from DFW airport and sits equidistant between Plano's Legacy West and Las Colinas at approximately 11 highway miles, allowing tenant's the ability to draw from a large, diverse and skilled labor pool.

DRIVE TIME

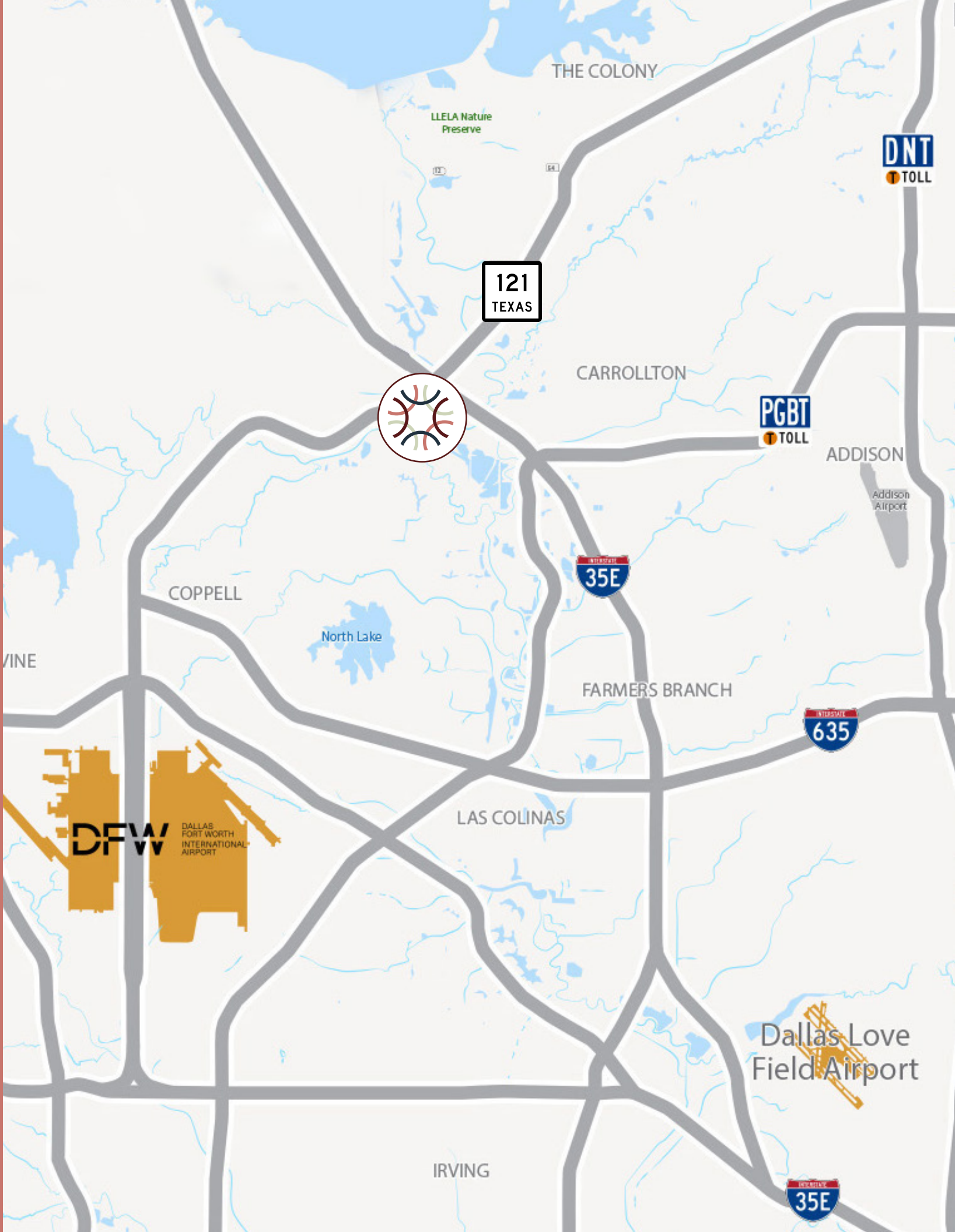
Southlake
18 Minutes

Love Field
20 minutes

Las Colinas
10 Minutes

Legacy/Frisco
12 Minutes

DFW Airport
10 minutes



NEARBY AMENITIES

LAKEPOINTE CROSSING



LEWISVILLE LAKE

VISTA RIDGE PLAZA



LAKEPOINTE TOWNE CROSSING



VISTA RIDGE VILLAGE





SIGNAGE & BRANDING OPPORTUNITY

+/- 300,000 cars per day drive by the building at the intersection of I-35 and 121 that provides great access and signage opportunities.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Wood	586631	jeff.wood@jll.com	214-438-3959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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	N/A	N/A	N/A
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Sales Agent/Associate's Name	License No.	Email	Phone

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Date