



# LAKE VISTA 7

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UNBEATABLE ACCESS,  
UNMATCHED AMENITIES

2777 LAKE VISTA DRIVE | LEWISVILLE, TX | 75067

**FOR 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

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**240,000 RSF**  
PLUG & PLAY  
OPPORTUNITY









FITNESS CENTER



OUTDOOR PAVILION



## NEWLY RENOVATED COMMON AREAS



TENANT LOUNGE





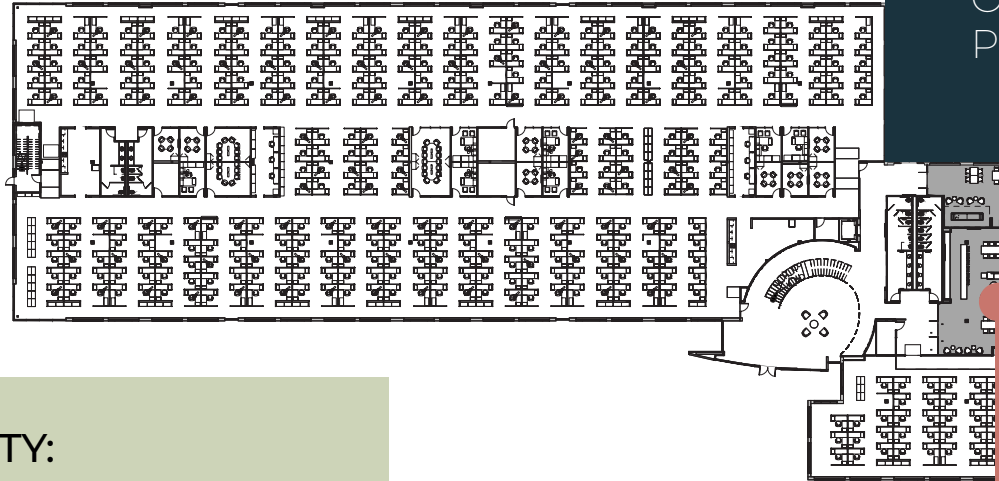
## CONFERENCING FACILITY



## CAFE

# EFFICIENT FLOORPLATES

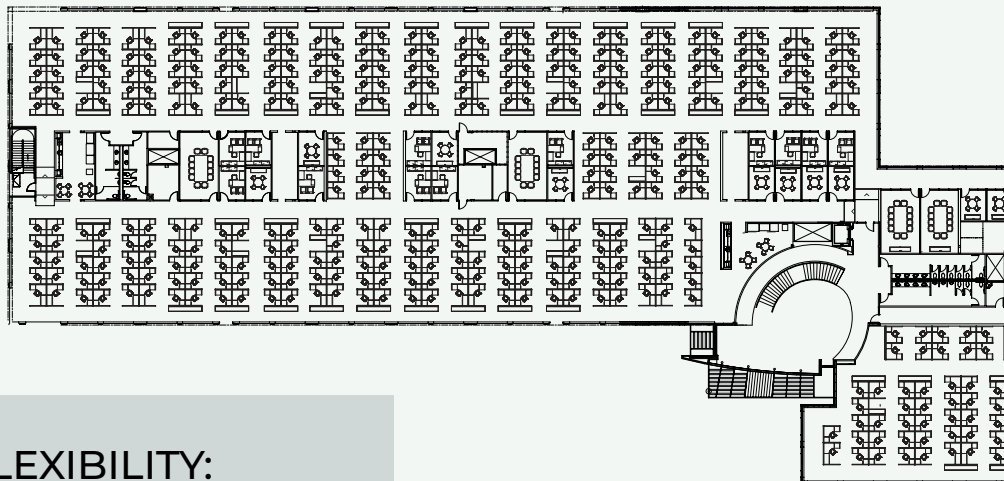
## FLOOR ONE



### PLUG & PLAY OPPORTUNITY:

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

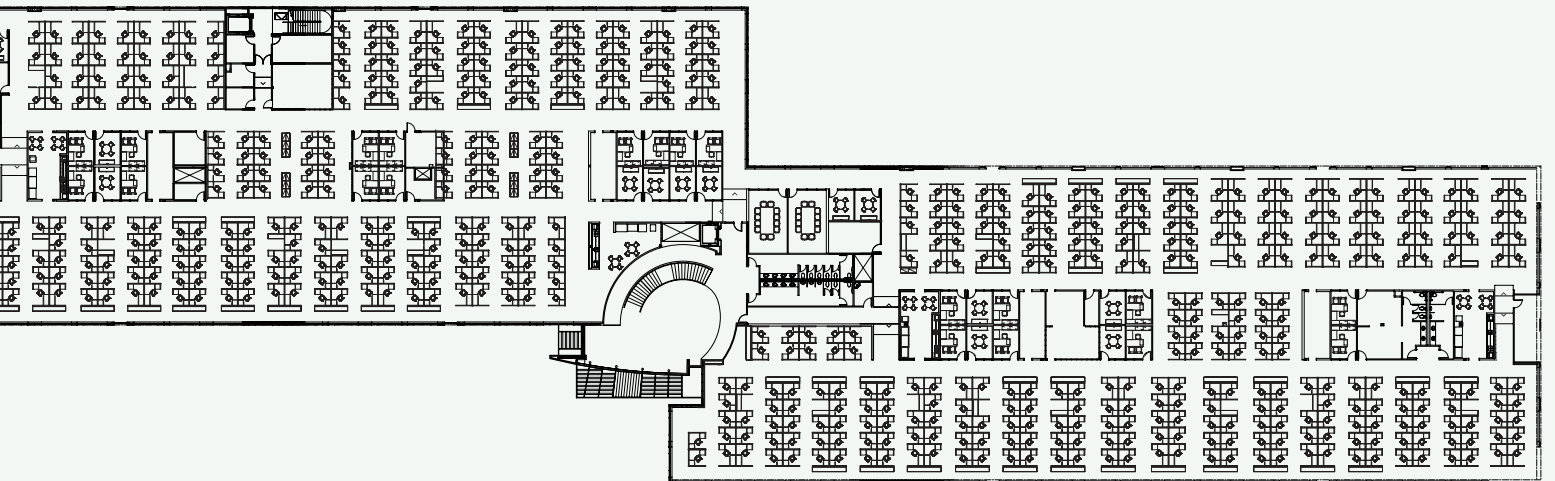
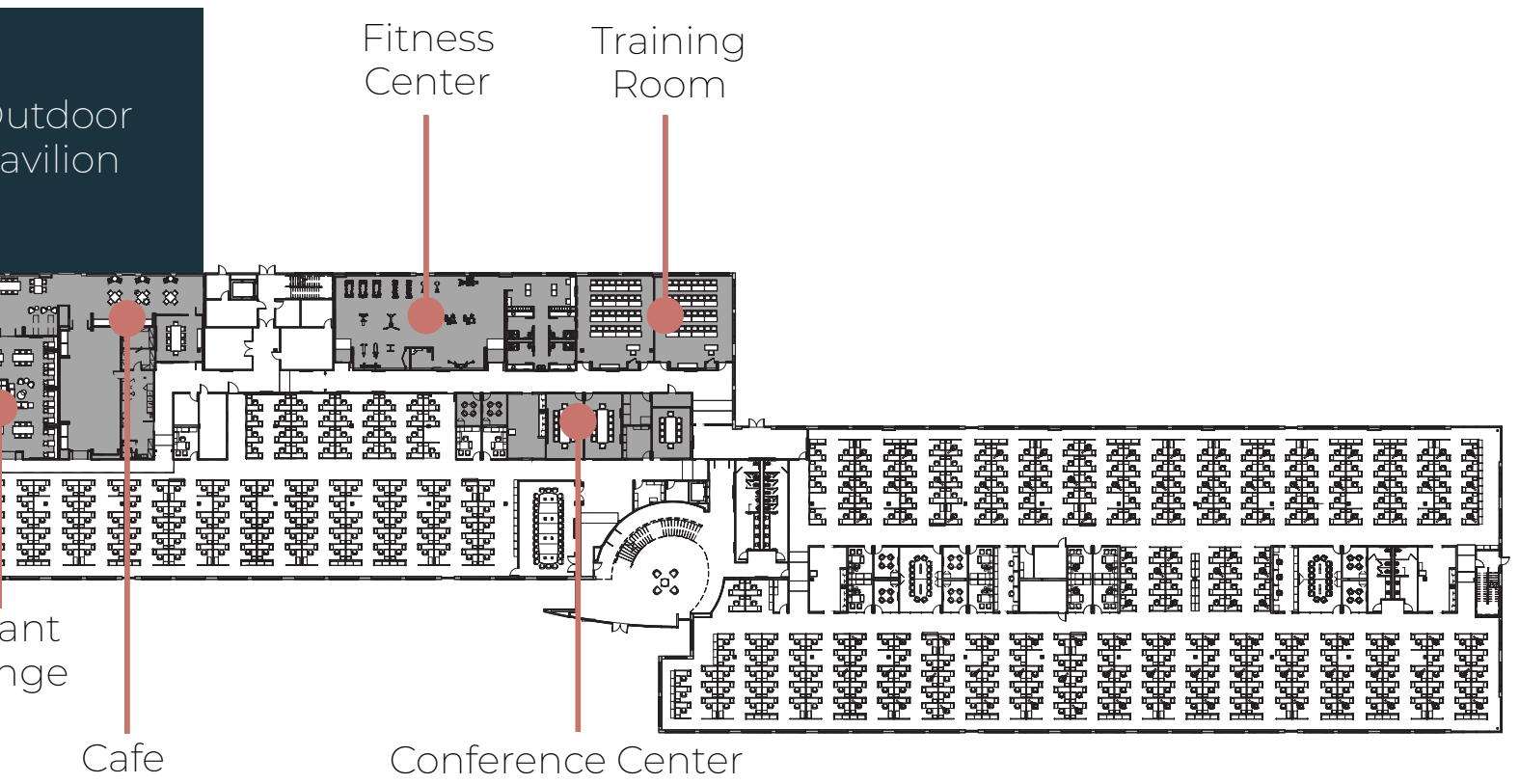
## FLOOR TWO



### RAISED ACCESS FLOOR FLEXIBILITY:

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



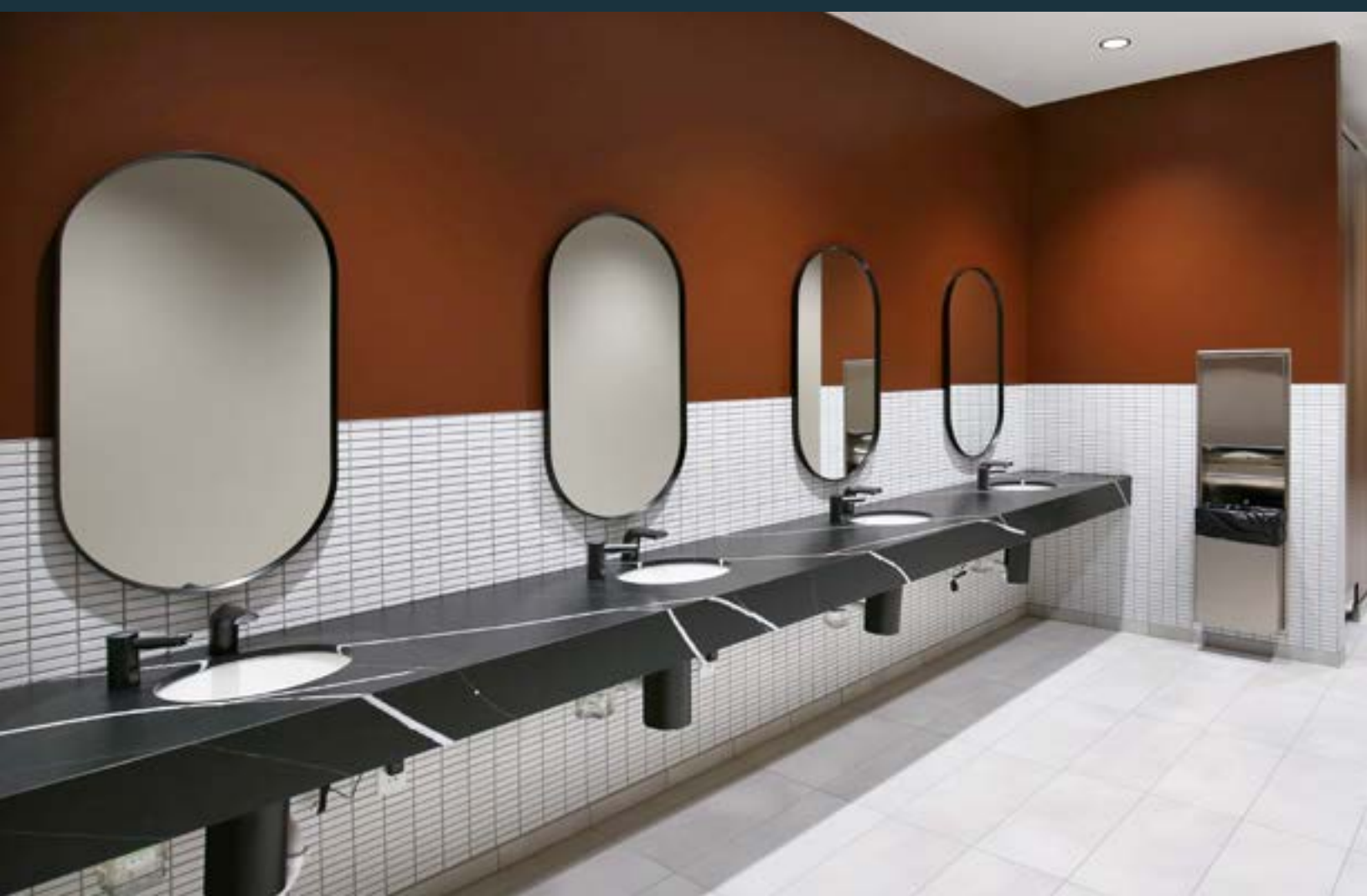
























# LOCATION

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

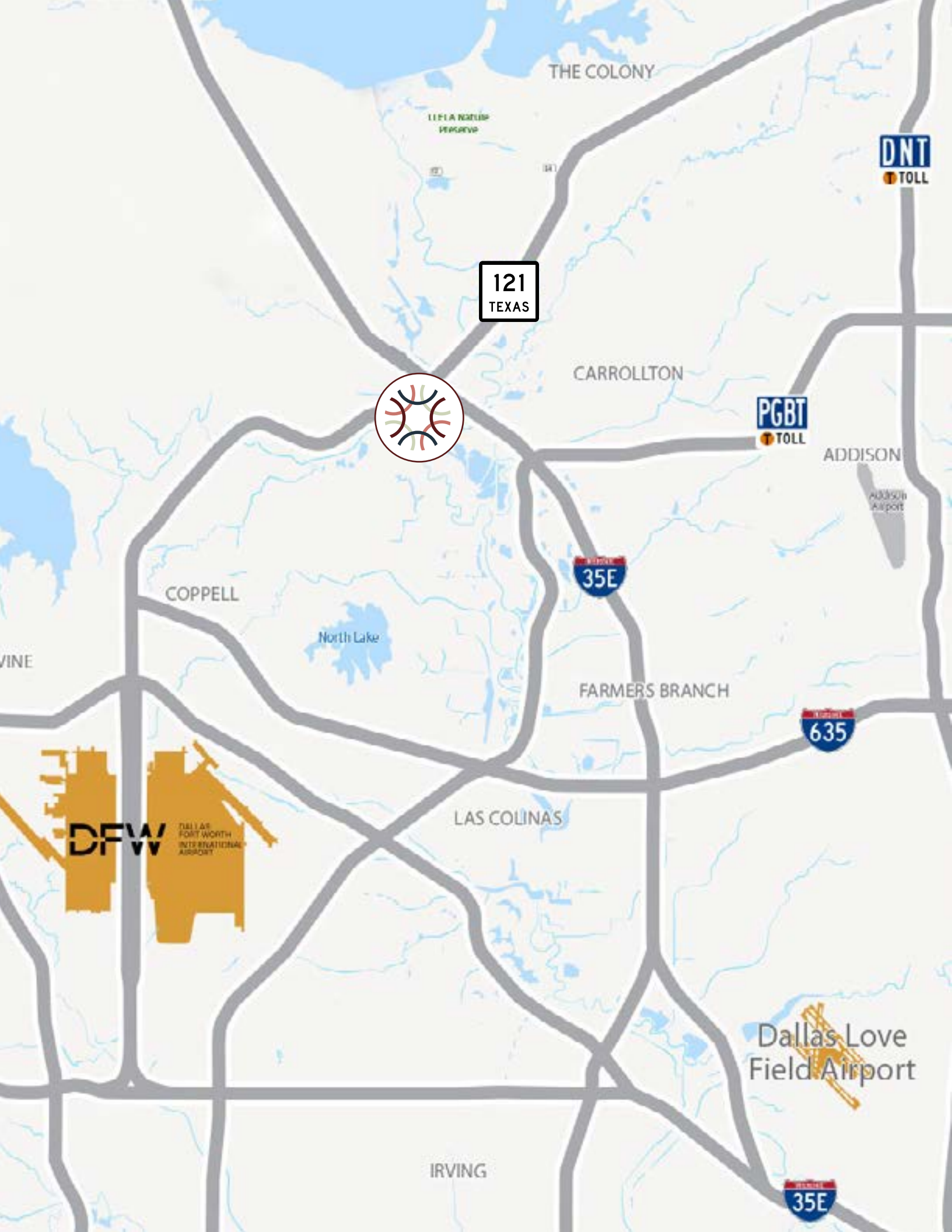
**Love Field**  
20 minutes

**Las Colinas**  
10 Minutes

**Legacy/Frisco**  
12 Minutes

**DFW Airport**  
10 minutes





THE COLONY

LEILA NORTON  
PARKWAY

**DNT**  
TOLL

**121**  
TEXAS



CARROLLTON

**PGBT**  
TOLL

ADDISON

ADDISON  
AIRPORT

COPPELL

North Lake

FARMERS BRANCH

**635**

LAS COLINAS

**DFW**

DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

Dallas Love  
Field Airport

IRVING

**35E**



# NEARBY AMENITIES

## LAKEPOINTE CROSSING

**SOUPER SALAD**

Olive Garden  
ITALIAN RESTAURANT

## VISTA RIDGE PLAZA

Schlotzsky's

**SONIC**  
America's Drive-In

 **Cristina's**  
THE MEXICAN RESTAURANT

*Taste of Asia*

THE HONEYBAKED HAM CO.  
and more

**PENN STATION**  
RESTAURANT

**COSTCO**  
WHOLESALE

## VISTA RIDGE VILLAGE



 **Cantina LAREDO**

**FIREHOUSE SUBS**  
RESTAURANT

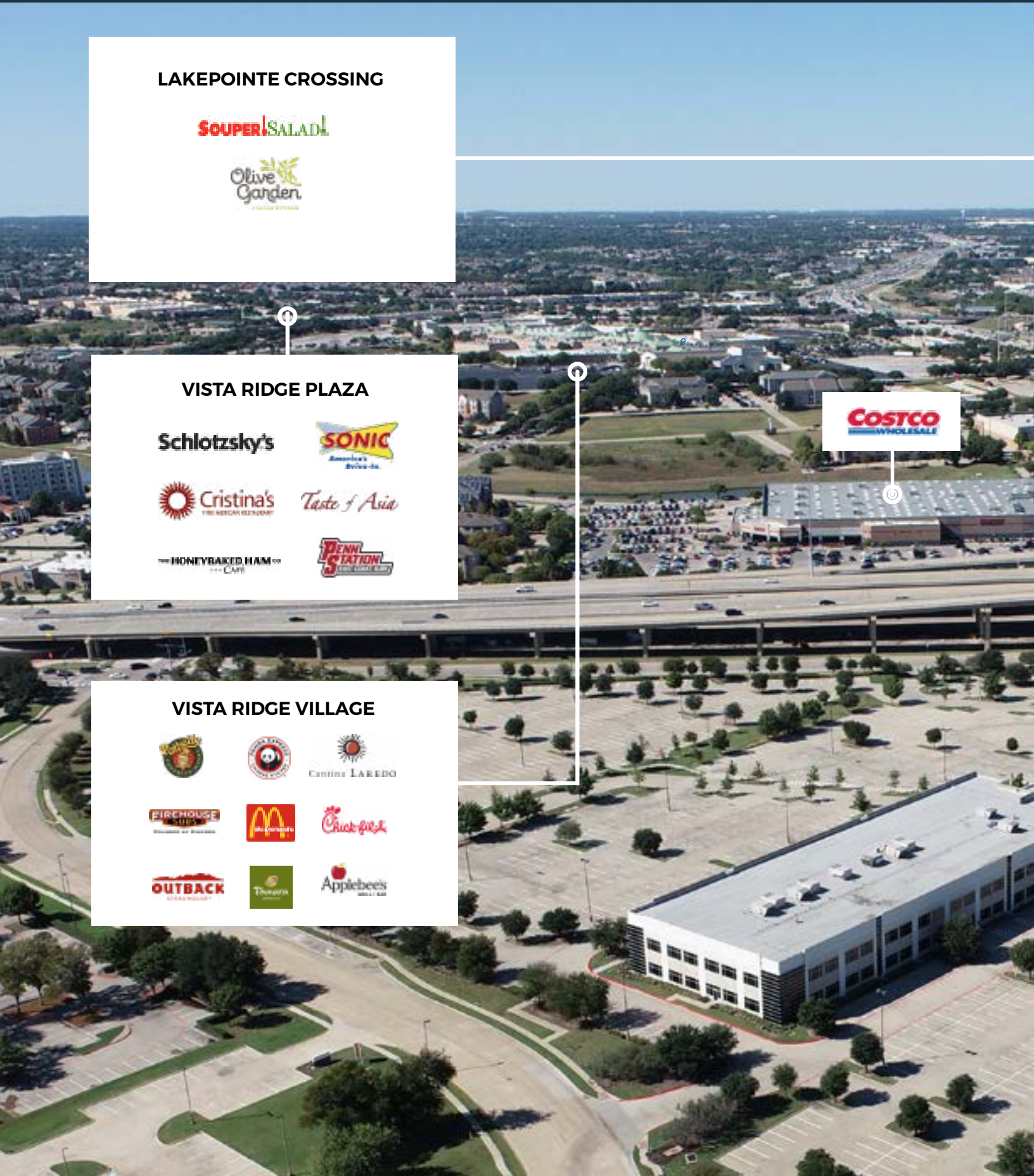


**Chick-fil-A**

**OUTBACK**  
STEAKHOUSE



**Applebee's**  
RESTAURANT







LEWISVILLE  
LAKE

35

### LAKEPOINTE TOWNE CROSSING



**HIGH WINGS**  
SUNSHINE SANDWICHES



**FIVE GUYS**  
BURGERS and FRIES





121

## 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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