



CROWN CENTRE

CASTLE HILLS

1921 & 1961 STATE HIGHWAY 121 LEWISVILLE, TX 75056



INNOVATION AT WORK



PROPERTY HIGHLIGHTS



EXPERIENCE A NEW KIND OF WORKPLACE

Crown Centre offers a uniquely curved layout with floor to ceiling windows and industrial design elements for an edgy aesthetic. Employees can easily transition from the pace of the office to an outdoor oasis, uncovering the beauty of their surroundings.



CROWN CENTRE II

150,000 SF NOW AVAILABLE

CROWN CENTRE I

4,819 SF AVAILABLE
2ND FLOOR



PART OF A 140-ACRE MASTER PLANNED DEVELOPMENT



IMMEDIATE ACCESS TO SH 121 + FM544



4/1,000 PARKING COVERED GARAGE



BUILDING AND MONUMENT SIGNAGE AVAILABLE (OVER 100,000 CARS PER DAY)



FITNESS CENTER



CAFÉ



CONFERRING CENTER

96° AVERAGE JULY & AUGUST TEMPERATURES IN DALLAS



PROTECTS YOUR CAR FROM EXTREME WEATHER



SAFETY

139° AVERAGE IN-CAR TEMPERATURE IN JULY & AUGUST



KEEPS YOU COOLER



SUPPORTS VEHICLE PERFORMANCE

PARKING GARAGE BENEFITS



CAFE

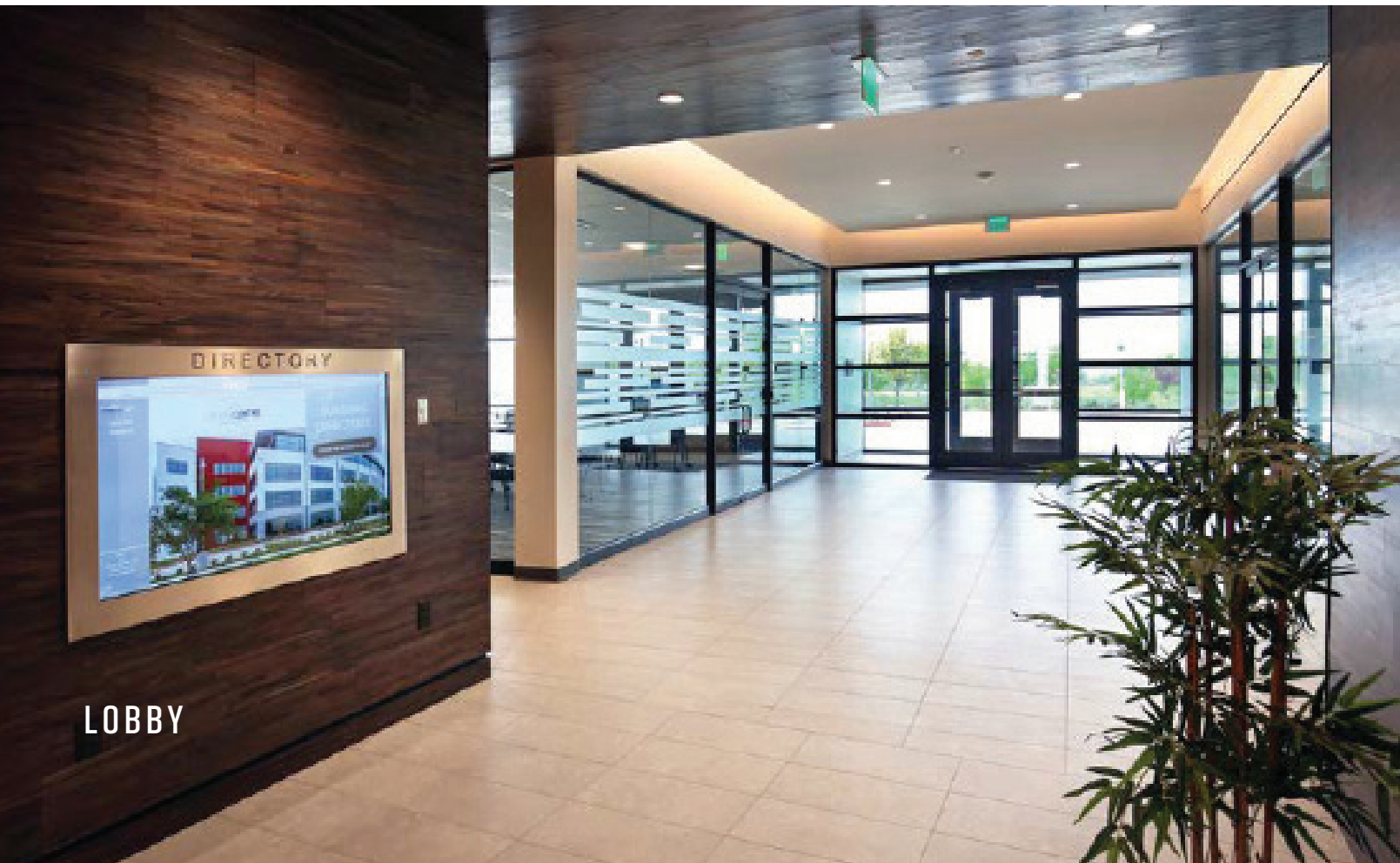


FITNESS CENTER



CONFERENCE CENTER

ON-SITE AMENITIES



LOBBY



CAFE



SECOND FLOOR



CONFERENCE CENTER



LOBBY



FEATURED TENANTS
CROSSMARK
TEXAS ONCOLOGY
KLINE HARDIN

CROWN CENTRE I OVERVIEW

1921 STATE HIGHWAY 121

AVAILABLE SPACE
4,819 RSF
2ND FLOOR



CAFE

CROWN CENTRE II OVERVIEW

1961 STATE HIGHWAY 121



150,000 RSF

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

AVAILABLE SPACE
1ST FLOOR: 35,700 SF
2ND FLOOR: 37,300 SF
3RD FLOOR: 37,300 SF
4TH FLOOR: 36,700 SF

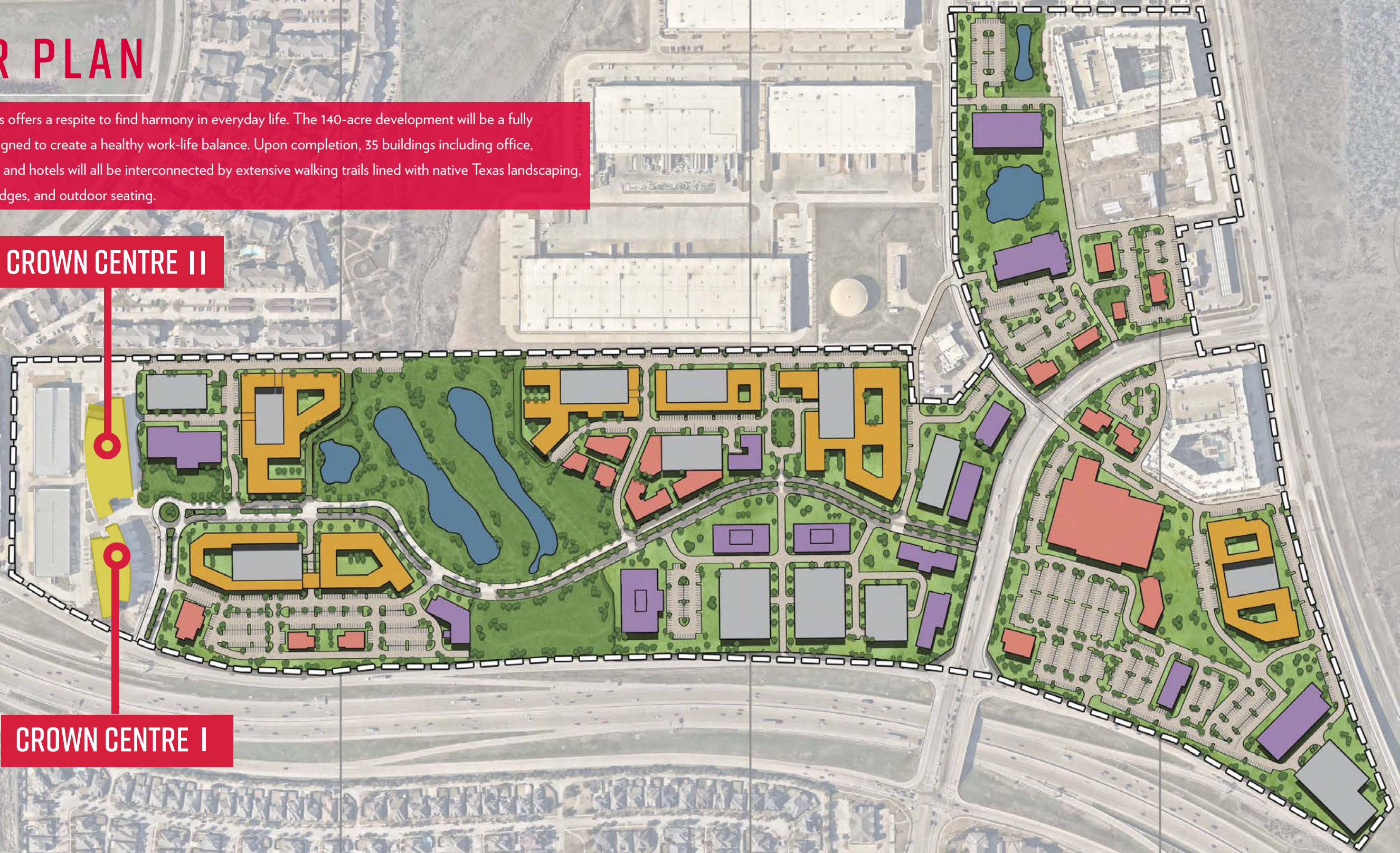


MASTER PLAN

Crown Centre at Castle Hills offers a respite to find harmony in everyday life. The 140-acre development will be a fully integrated environment designed to create a healthy work-life balance. Upon completion, 35 buildings including office, residential, dining, shopping and hotels will all be interconnected by extensive walking trails lined with native Texas landscaping, gorgeous water features, bridges, and outdoor seating.

CROWN CENTRE II

CROWN CENTRE I



 EXISTING OFFICE BUILDINGS

 PRIMARY OFFICE USES

 FREESTANDING RETAIL USES

 PRIMARY RESIDENTIAL USES



2,000 APARTMENT UNITS



500-KEY HOTEL



3 MILLION RSF OFFICE



140,000 SF RETAIL



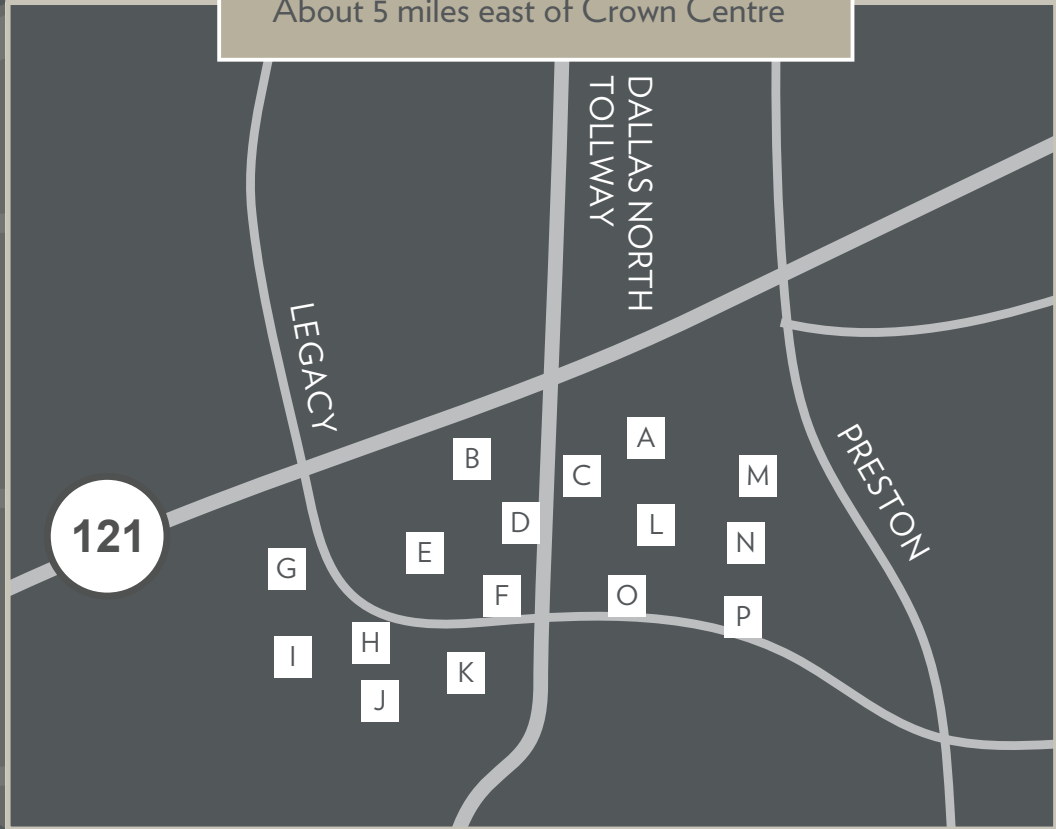
THE STAR

FRISCO

GRANITE OFFICE PARK
 Ford Motor Company
 Coca-Cola North America
 Jim Beam Brands
 Fannie Mae
 Wells Fargo Home Mortgage
 United Healthcare
 Siemens Corporation
 Heartland
 NTT Data
 Wells Fargo Home Mortgage
 Zoe's Kitchen Headquarters

HALL OFFICE PARK
 Common Desk
 Cardtronics
 Amica Insurance
 Altair Global
 Paycor
 Transplace
 University of North Texas

LEGACY CORPORATE OFFICES
 About 5 miles east of Crown Centre



- A Intuit
- B JP Morgan Chase
- C Libery Mutual Insurance
- D FedEx
- E NTT Data
- F Boeing
- G Toyota
- H Pizza Hut
- I Frito Lay
- J Bank of America
- K Ericsson
- L Pepsico
- M McAfee
- N Capital One
- O USAA
- P Dr Pepper Snapple Group

THE REALM
 CASTLE HILLS

GRANDSCAPE

LEGACY WEST

CROWN CENTRE
 CASTLE HILLS

CASTLE HILLS
 VILLAGE SHOPS & PLAZA
2 MINUTE DRIVE
 4,500+ LUXURY HOMES
 10+ DINING
 RETAIL
 THE LAKES AT CASTLE HILLS COUNTRY CLUB

LEWISVILLE TOWNE CROSSING
5 MINUTE DRIVE
 30+ DINING
 20+ RETAIL
 TOP GOLF
 STUDIO MOVIE GRILL
 KROGER

THE SHOPS AT LEGACY

INTERNATIONAL BUSINESS PARK
 Hyundai Capital America
 ReachLocal
 Keste
 Finastra

CITY LINE DEVELOPMENT
 Raytheon
 State Farm

AVERAGE HOME PRICE

1-MILE	\$421,604
3-MILE	\$330,115
5-MILE	\$291,496

13 MINUTES TO DFW AIRPORT



121

161

190



COPPELL

ADDISON

PLANO

RICHARDSON

GARLAND

MCKINNEY

THE COLONY

LAKE LEWISVILLE

OAK POINT

LITTLE ELM



SCENIC PARK AMENITY



FOR LEASING INFORMATION

JAMES ESQUIVEL

214 438 6152
james.esquivel@jll.com

ASHLEY CURRY

214 438 6348
ashley.curry@jll.com

HUDSON NEUHOFF

214 438 6487
hudson.neuhoff@jll.com



INNOVATION AT WORK



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, Express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.