


NOW LEASING AND SELLING
modern flex space that works for you

Strategically Located | Exceptional Access | Build for Business

POW LEWISVILLE PH II

 **2601 State Hwy 121, Lewisville, TX**

98,883 SF AVAILABLE
BUILT IN 2025



BUILDING 6

Unit	SQFT	Status
601	6923	Sale/Lease
602	9282	Sale/Lease
603	3957	Sale/Lease
604	3375	Sale/Lease
605	3967	Sale/Lease
606	3375	Sale/Lease
607	3967	Sale/Lease
608	9151	Sale/Lease
609	3967	Sale/Lease
611	6953	Sale/Lease

Total sqft : 54917

BUILDING 7

Unit	SQFT	Status
701	6159	Sale/Lease
702	6289	Sale/Lease
703	3604	Sale/Lease
704	3604	Sale/Lease
705	3604	Sale/Lease
706	3604	Sale/Lease
707	3604	Sale/Lease
708	3604	Sale/Lease
709	3604	Sale/Lease
711	6290	Sale/Lease

Total sqft : 43966

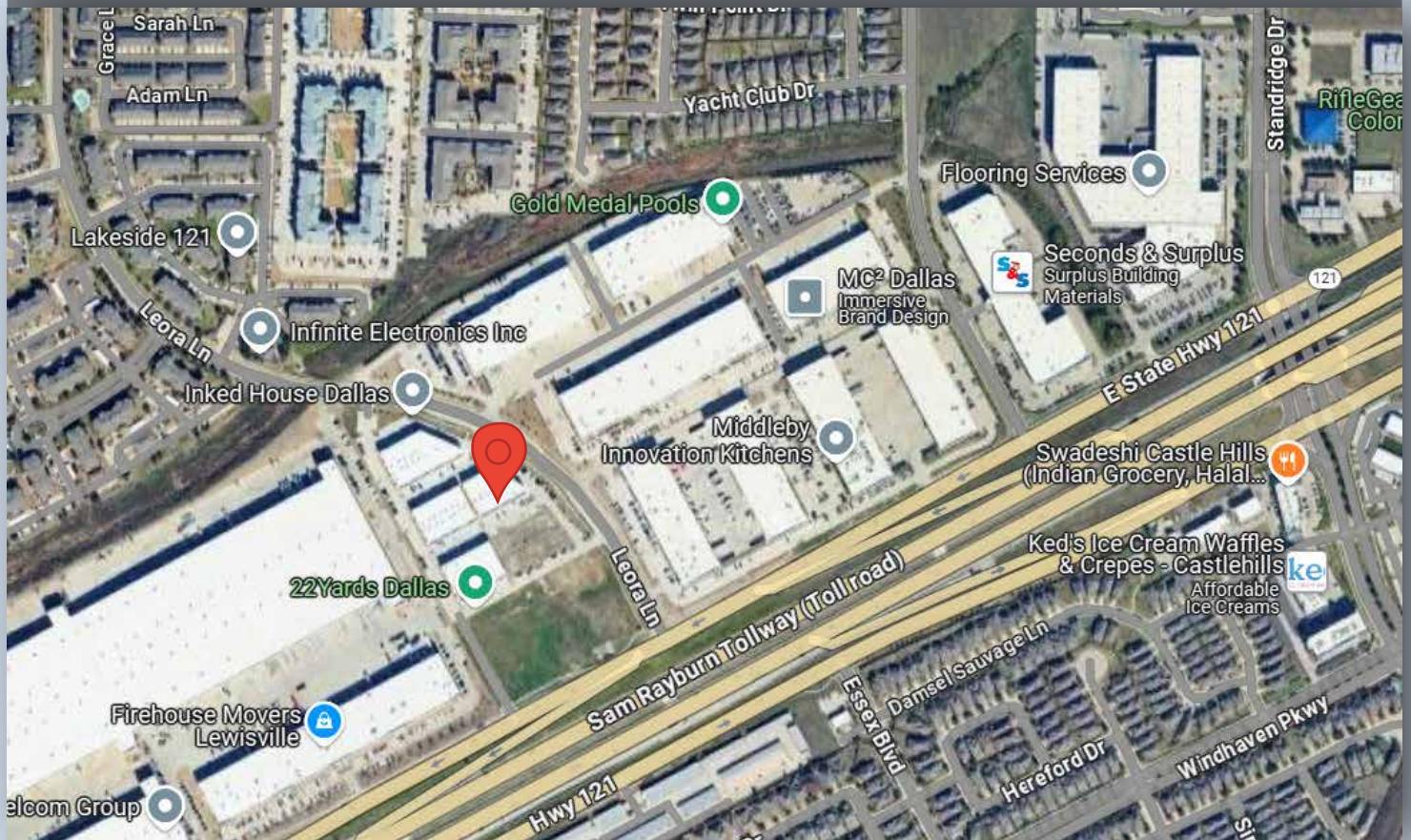
COMMERCIAL SPACE FOR SALE AND LEASE

Prime Visibility & Access: Direct frontage on State Highway 121 ensures maximum exposure and easy access.

Seamless Connectivity: Minutes from I-35, Sam Rayburn Tollway, and Dallas North Tollway.

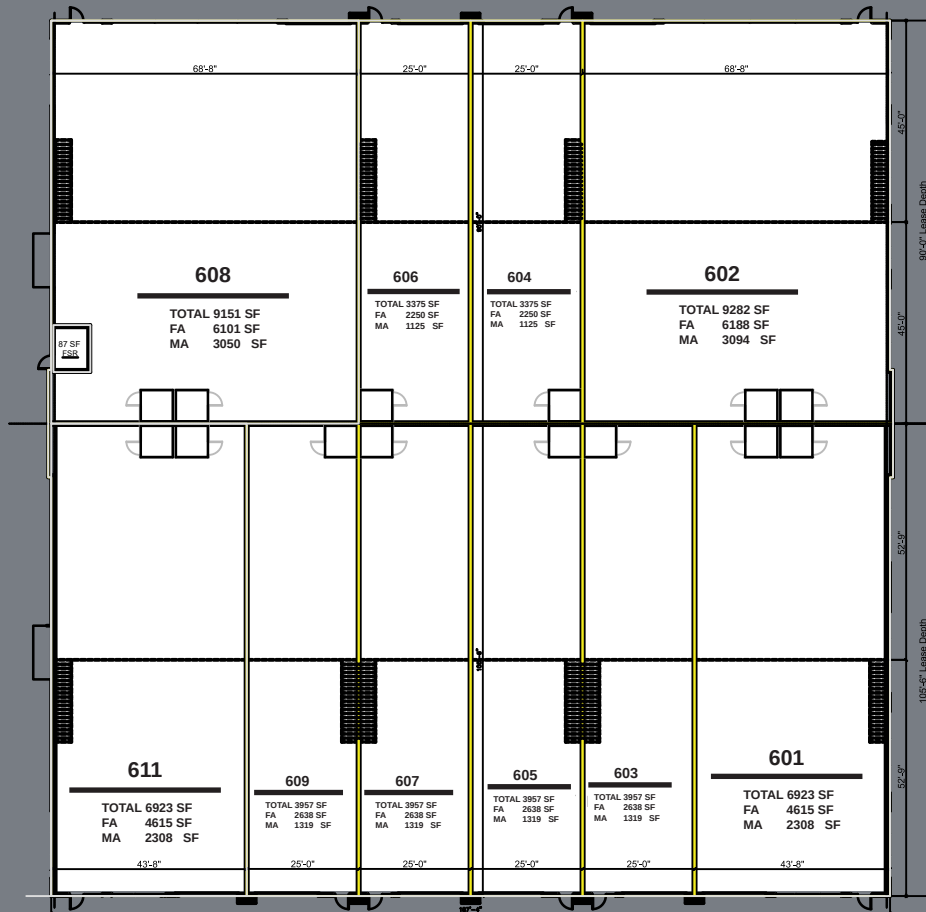
Strategic Location: Serves key markets including Lewisville, Carrollton, The Colony, Plano, and Frisco

Versatile & Business-Ready: Perfect for flex offices, showrooms, or warehouse setups. Infrastructure in place to support a wide range of commercial operations.



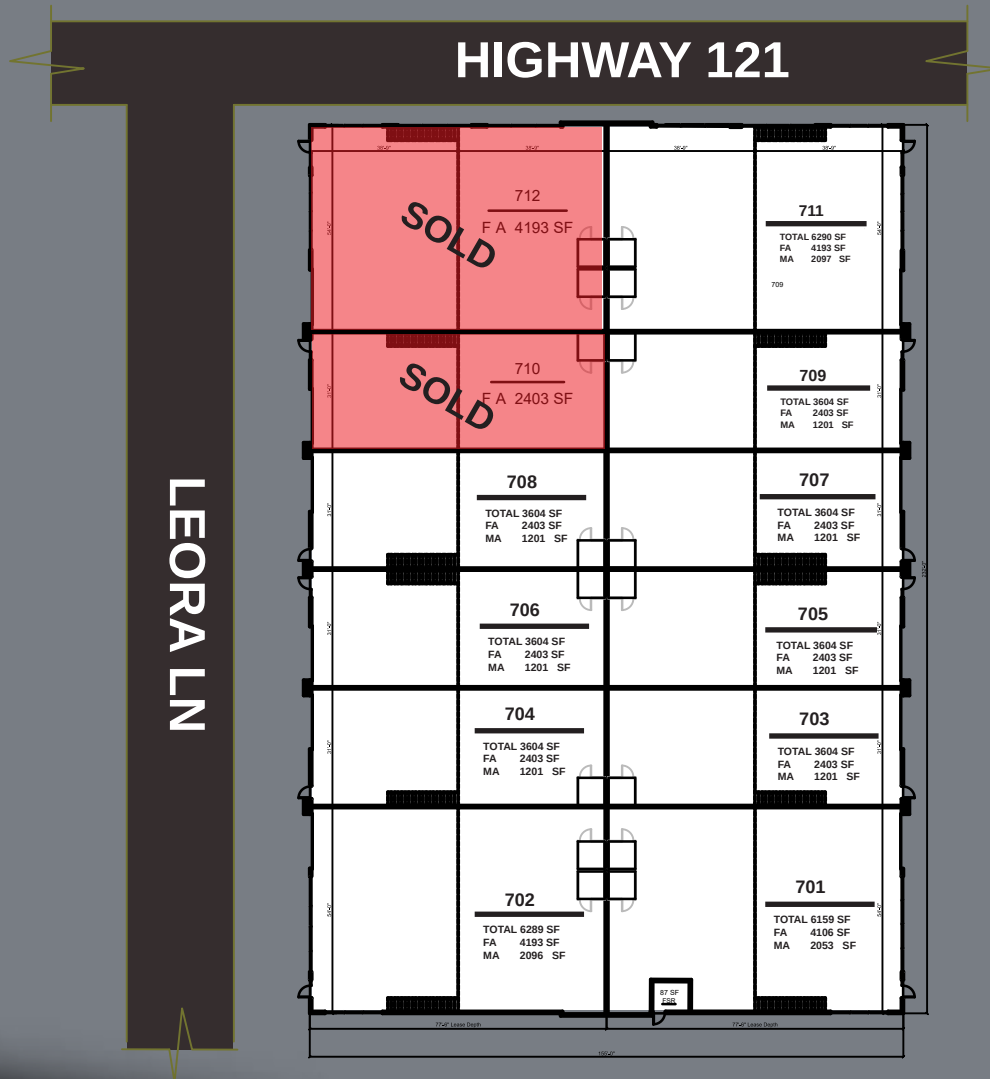
BUILDING 6

HIGHWAY 121



Groundbreaking scheduled
construction to begin soon
Shell delivery expected by **October 2025**

BUILDING 7



**Groundbreaking completed
foundation in progress**
Shell delivery expected by **October 2025**