



FOR  
SALE / LEASE



# PRIME OFFICE WAREHOUSES REAL ESTATE REDEFINED

PRIME OFFICE WAREHOUSES LEWISVILLE

Leora Ln & E State Hwy 121  
Lewisville, TX 75067

MALLIK GILAKATTULA

512-761-8025  
[info@theprimedev.com](mailto:info@theprimedev.com)  
[www.theprimedev.com](http://www.theprimedev.com)



## SUMMARY

Innovation-driven from the start, Prime Office Warehouses combines real estate with the retail and office space domain. We use top-notch technology and the expertise of our specialists to deliver professional solutions, unlike any other. Our units integrate appealing storefront looks that urge customers to step in. Simultaneously, these spaces can be personalized according to your liking and made to look like formal office settings or warehouses featuring open floor plans according to the needs of your venture.

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## PROJECT DETAILS

Be it a small business or a sleek-looking office space; we design each unit on our site in contemporary fashion. We believe that an attractive space is conducive to productivity and positive customer perception. Verily, we don't leave a single stone unturned when delivering innovative real estate solutions.

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# THERE'S A LOT TO CHOOSE FROM

We currently hold over 125,000 square feet of office space and 5 buildings with unit sites in the 1250 to 30,000 range. There's much diversity within our value propositions, and you can easily choose the option that best complements your business needs. But that's not all; you can also opt for buying, leasing, or 'built to suit'. Each member at Prime Office Warehouses strives to bring together those indulged in the business world and help you find the perfect plot!



- A project size spanning 125,000 square feet
- Total acres amounting to 7.8 in-ground size
- Operations in the light industrial zone
- 50% Base Floor Plan in terms of Mezzanine Allowance
- 1 per 1000 square feet in parking space
- Open Floor Plans for warehouses and offices
- Easy-glide/slide office Glass Entrance Doors
- Overhead Doors with 12X 14 and 14 X 14 dimensions
- Partial Glass Overhead Doors for offices
- 3 phase power available within units
- 24-hour access to authorized individuals



## LOCATION

Located on Highway 121, Leora Lane, Prime Office Warehouses faces a busy road where over 125,000 vehicles drive each day. Carefully perched in an easily accessible spot, the property enjoys a key placement in the greater Dallas Fort Worth Area. No matter which side people choose to come from, all corners of the latter are reachable within twenty minutes. Because of all these perks, individuals and families have been flocking to the city, making it one of the fastest-growing suburbs.

## A WORLD OF ITS OWN

The site is in close vicinity of important commercial centers people can drive to. The most popular names include Nebraska Furniture Market, Target, Kroger Marketplace, and Home Depot. With these hubs accompanying the site, its appeal has justifiably skyrocketed, rising to the top of many individual's real-estate lists. To top it off, suburbs such as Crystal Falls and Castle Hills are also two of the most prominent residential communities in the area.

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## PROPERTY DETAILS

Each office space is carefully curated while keeping in mind all the aspects that would help attract customers. The site has more than 125,000 square feet with 5 buildings ranging anywhere between 1,250 to 30,000 unit size. Regardless of the type of business, or the industry it operates in, you can buy, lease, or 'built to suit' according to your preferences. Ultimately, the goal is to offer optimal plots personalized to your needs and create an extensive network among business personnel working hard to achieve their goals.



### A SPACE THAT ACCOMMODATES DIFFERENT USES AND BUSINESS NEEDS

- ▶ Small to medium size warehouses for SME's
- ▶ Creative offices for work teams
- ▶ Designer's center to facilitate creative minds.
- ▶ Personal workshop for professional gatherings
- ▶ Showroom/studio to display products/pieces
- ▶ Retail specialty for niche product categories
- ▶ Architects/Engineering Offices to facilitate workforce brainstorming
- ▶ Assembly for production line and business operations
- ▶ Laboratory for authorized procedures



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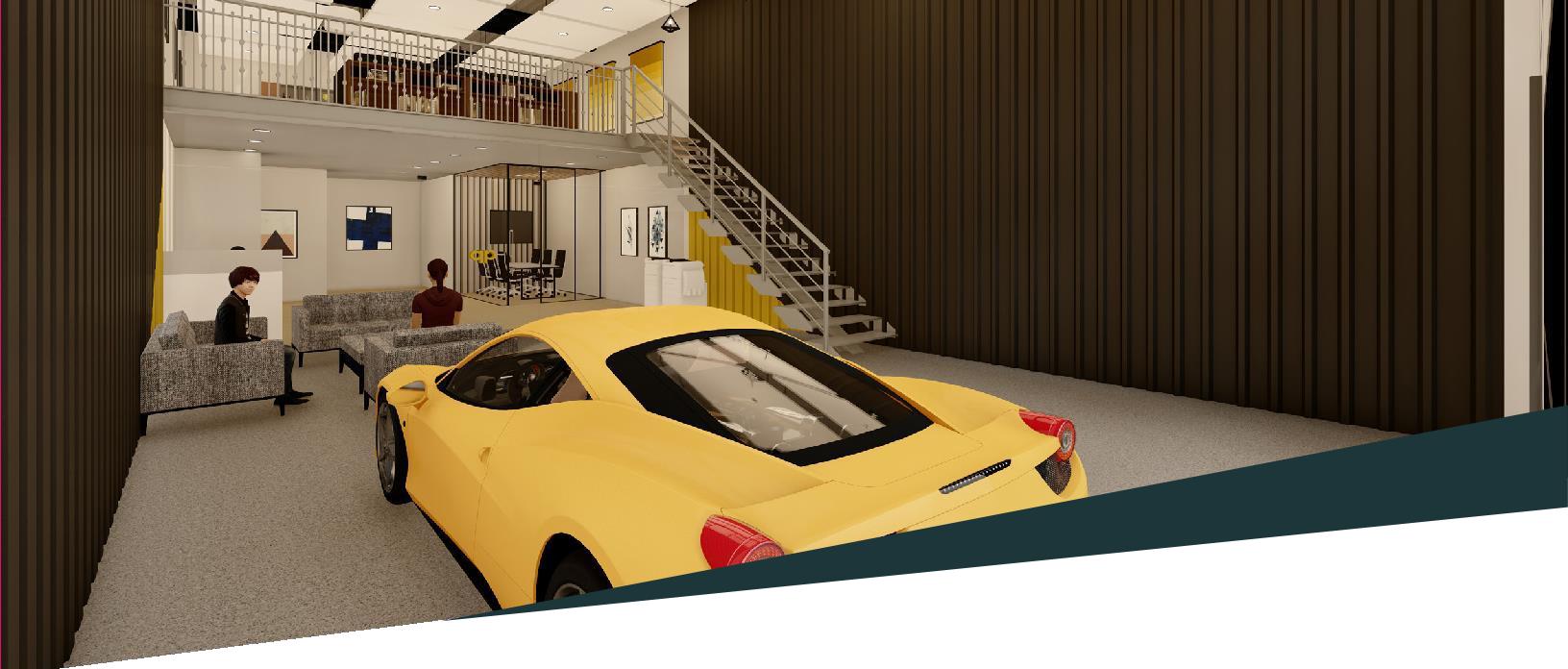
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## UNIT DETAILS

- ▶ Model units enriched with complete specs designed to show the customer what they'll be getting for their money
- ▶ Remaining units that are currently shell buildings
- ▶ 50% as Mezzanine reserved for marketing within all units. When the dimensions are 1000 square feet:
- ▶ The total sellable area will be 1000 square feet
- ▶ The total leasable area will be 1500 square feet (including Mezzanine)
- ▶ 12W x 14H feet overhead doors in smaller units
- ▶ 14W x 14H feet overhead doors in larger units
- ▶ Open floor plan to fit individual business needs
- ▶ 1 parking spaces per 1000 square feet to accommodate additional operations
- ▶ 3 phase power for seamless electricity maintenance and transmission
- ▶ High ceiling heights up to 25 feet
- ▶ Condominium setup with separate units on various levels
- ▶ Sprinkler system to counter hazards and aid in relevant business procedures
- ▶ Sale/lease to meet financial feasibility
- ▶ Insulated buildings with optimal internal temperatures to withstand harsh weathers
- ▶ Masonry exterior construction with concrete blocks, clay bricks, and more
- ▶ Space for storefront sign as part of condominium rules
- ▶ 22 feet ceiling height to accommodate warehousing and/or office space needs
- ▶ Durable metal construction with impressive construction longevity

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# OPTIONS & UPGRADES

At Prime Office Warehouses, we offer real estate that truly meets your demands. Naturally, customers need to tweak their spaces to fit individual and business needs. This is why we allow different types of options and upgrades, so you're delighted with your choice. Here are all the additional perks you can opt for:



- Up to 50% floor size in terms of Mezzanine allowance
- End units with a private balcony overlooking the outdoors.
- A place-on monument sign for increased customer attraction
- Door operators for easy opening functionality

# 5 REASONS YOU SHOULD CLAIM OWNERSHIP

To better fit your business standards, claiming ownership is always the best bet. Each unit can be customized into a proper professional setting at double the benefits of leasing/renting.

- Customizable units designed according to specific requirements
- Mortgage plans that help you build equity and save on rent
- Considerable financial protection with fixed-rate financing up to 25 years
- Unbeatable tax benefits for investors and business owners
- Cost-effective plans to maximize savings



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# OWNER ESTIMATION

As an owner or a user, you need to know certain crucial variables underlying your decision to buy a unit. These can vary according to changes in the scope of your purchase and lie within the specified range.

- The unit size ranges between 1,200 SF to 30,000 SF
- The down payment is anywhere between 15% – 25% of the final value.
- Affordable monthly payment + NNN

## RENT VS OWN

Confused about whether you should buy the property or rent it? Let the payments decide for you.

- **RENT :** \$3,100/month payment
- **OWN :** \$2,580/month payment

\*Claiming ownership is recommended when your budget allows as it contributes toward building your equity.

# INVESTOR ESTIMATION

As an investor, you must know the figures associated with your purchase. Depending on different variables, you can gather an estimate on how much you'll be getting for the amount of your investment.

- Unit size with dimensions between 1,200 SF to 30,000 SF
- Down payments worth 15% – 25% of the total value
- Pro Forma CAP at 7.5%
- An expected ROI of 10%

## LEASE PRICE

Leasing terms include:

- Unit size within the range: 1,250 SF – 30,000 SF
- Showroom/warehouse at \$16 per year, PSF + NNN
- Creative office at \$20 per year, PSF + NNN
- NNN: \$4.5 per year (unadjusted to variances in the final estimate)

their business use with the city