

# NOW LEASING AND SELLING modern flex space that works for you

Strategically Located | Exceptional Access | Build for Business

## POW LEWISVILLE PH I

📍 2601 State Hwy 121, Lewisville, TX

**34,216 SF AVAILABLE  
BUILT IN 2024**



## BUILDING 4

Unit	SQFT	Status
401	2478	Sale/Lease
402	2118	Sale/Lease
403	2235	Sale/Lease
404	1815	Sale/Lease

Total sqft : 8646

## BUILDING 5

Unit	SQFT	Status
501	5530	Sale/Lease
504	1815	Sale/Lease
505	2607	Sale/Lease
506	2235	Sale/Lease
507	2118	Sale/Lease
509	2607	Sale/Lease
511	2118	Sale/Lease
513	2607	Sale/Lease
515	2118	Sale/Lease
516	1815	Sale/Lease

Total sqft : 25570

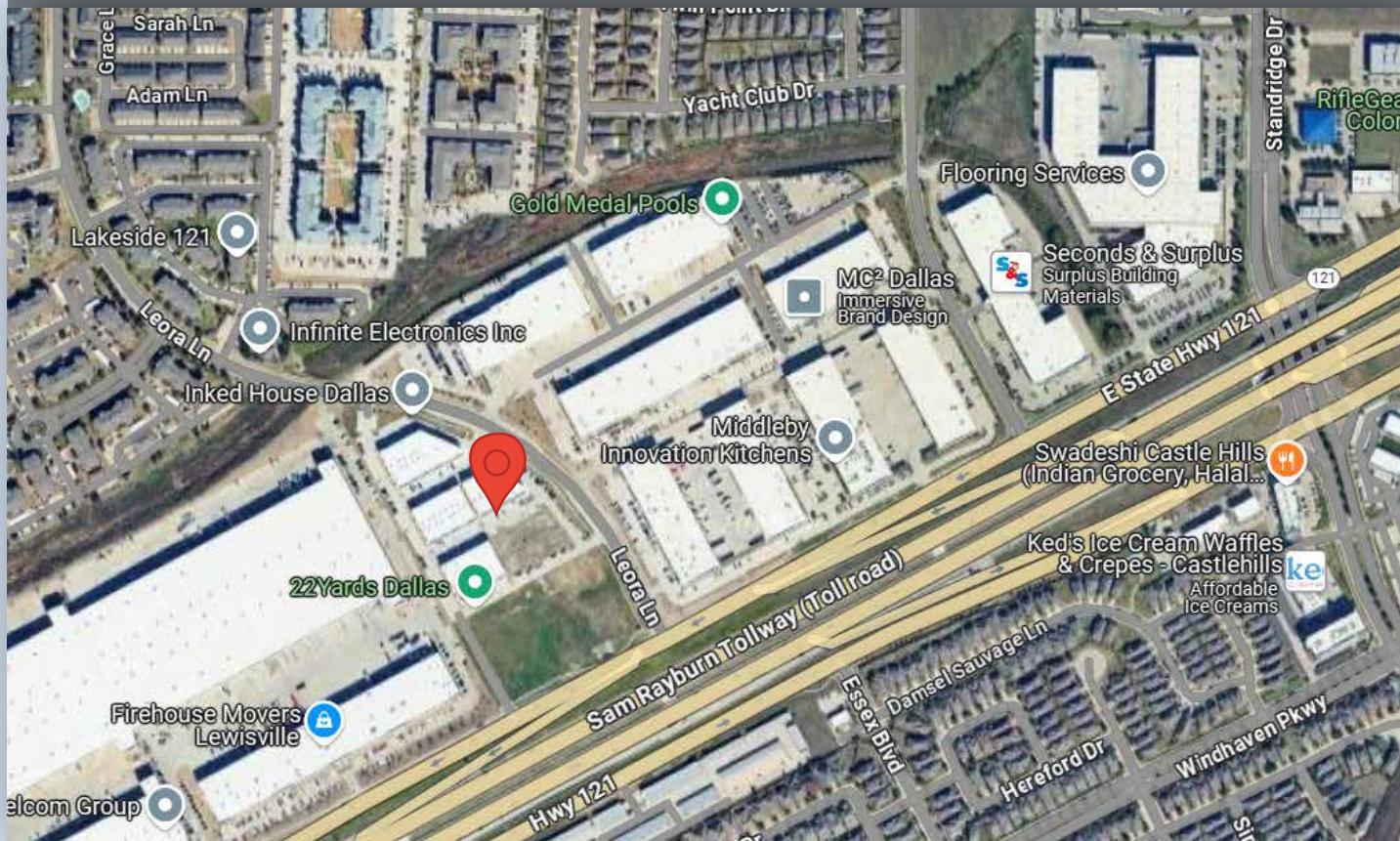
# COMMERCIAL SPACE FOR SALE AND LEASE

**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.



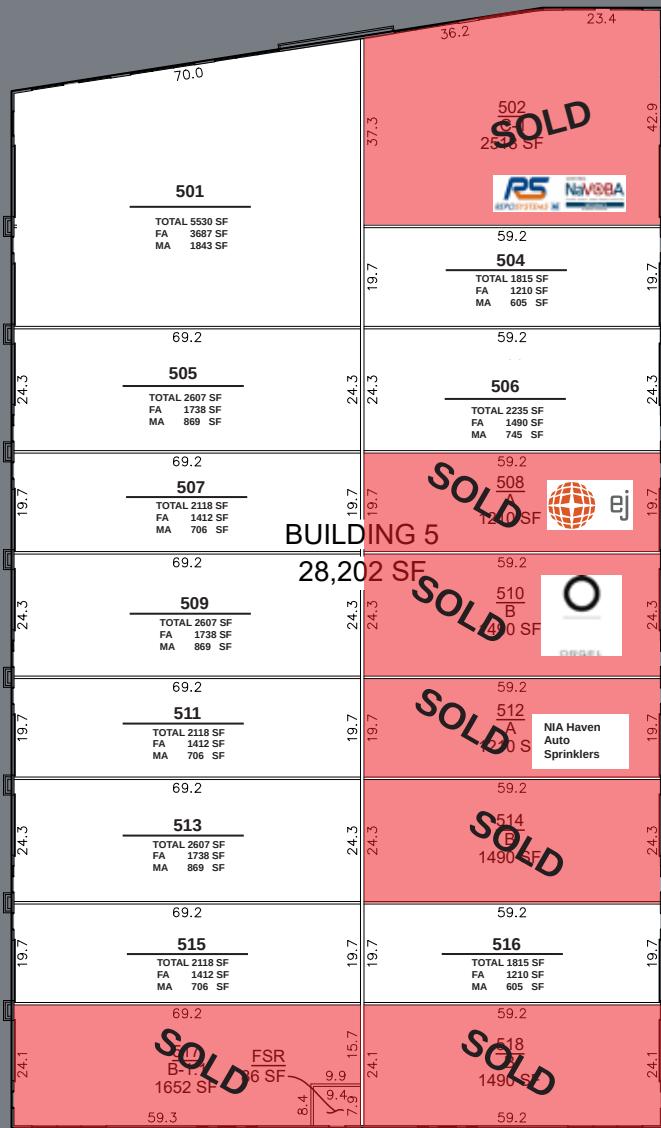
# BUILDING 4



Ready for your customization!

Shell structure completed,

# BUILDING 5



Ready for your customization!

Shell structure completed,



**To know more reach out to us**  
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