



## FOR LEASE – OFFICE SPACE

2296 Rockbrook Drive  
Lewisville, TX

### LOCATION:

Situated just blocks West of I-35 and minutes from State Hwy 121. Easy access to FM 3040 (Round Grove Road).

### SIZE:

- 5,100 RSF

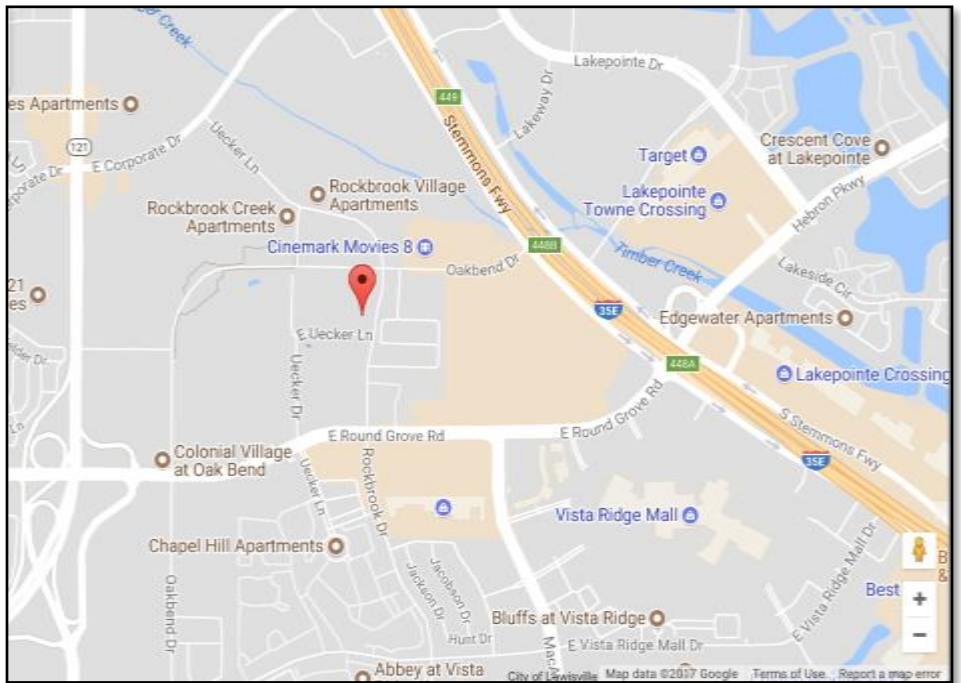
### RATE:

\$13.50/SF Base + NNNs

### ABOUT THIS SPACE:

- Second generation finished office space
- Individual offices and a large open area
- Elevator for easy 2<sup>nd</sup> floor access
- Balcony and a 2<sup>nd</sup> floor patio overlooking a nice, grassy area
- Parking @ 3/1,000 RSF

**AVAILABLE:** Immediately



## FOR INFORMATION:

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**FOR LEASE – OFFICE SPACE**  
2296 Rockbrook Drive  
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Front Elevation



Back of Building with Balcony



Interior Lobby





# FLOOR PLAN

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