

WATERS RIDGE TECH CENTER II & III

108,000 SF TWO BUILDING OFFICE CAMPUS | 1825 LAKEWAY AND 1965 LAKEPOINTE DRIVE, LEWISVILLE, TX 75057



With quick access to Interstate 35 and Texas State Highway 121, **Waters Ridge Tech Center** is located near the thriving cities of **Lewisville, Coppell, and Flower Mound**. The well-maintained single-story office buildings include flexible floor plates, high ceilings, floor-to-ceiling windows, and great signage opportunities.

Come take a look around, it's worth seeing for yourself!

UNDER NEW OWNERSHIP AND PROFESSIONALLY MANAGED BY KENNINGTON COMMERCIAL

PROFESSIONALLY LEASED BY SUNWEST REAL ESTATE GROUP | [SUNWEST-RE.COM](https://www.sunwest-re.com)

THE SPACE IS FLEXIBLE

HIGH PARKING RATIOS

1825 Lakeway - 5:1,000 RSF
1965 Lakepointe - 5.7:1,000 RSF

HIGHWAYS

3 minute drive to Interstate 35

LOADING

grade level access with great storage

DART

Green Line access from nearby Hebron Station

FLOOR PLATES

are efficient and open, perfect for flex users



Serene Courtyard



Quick access to amenities

30+ RESTAURANTS, SHOPS AND HOTELS



WHATABURGER

COURTYARD[®]
Marriott

FREEBIRDS
WORLD BURRITO



VISTA RIDGE
VILLAGE

THE AMENITIES ARE DESIRABLE

Waters Ridge Tech Center has immediate access to Interstate 35 and Texas State Highway 121, which means no restaurant, entertainment, or retail option is ever out of reach.

Tenants can enjoy the bustling cities of Coppell and Flower Mound to the west or retreat to the tranquility of Lake Lewisville to the north, positioning the buildings perfectly for a large pool of talent with diverse lifestyles.