

FOR LEASE

# Lewisville / The Colony Office CENTRE AT THE COLONY

3716 STANDRIDGE DRIVE | THE COLONY, TEXAS | 75056



## FOR INFORMATION, CONTACT:

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## THE PROPERTY

Phase I – 25,262 SF (Built December 2007)  
Phase II – 25,262 SF (Coming Soon)

*Floor plate size – 12,631 SF*

## LOCATION

Located at the southeast quadrant of 121 Toll Road and Standridge Drive.

## AVAILABILITY

1,000 SF – 50,000 SF

- Building Signage Available
- Fiber Optics
- Ample Surface Parking
- Excellent access to nearby restaurants, banks, and other amenities.

## TRAFFIC COUNTS

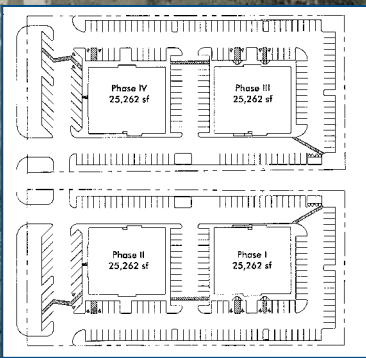
59,848 cars per day on SH 121

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SH 121 Open to Traffic - - - - -  
 SH 121 Under Construction - ······  
 (Opening September 2008)  
 Extension of Standridge Dr - - - - -  
 (Under Construction)

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- New shopping center on the southside of SH 121 & Main Street to include anchor tenants such as Lowes and Target.
- 280 – 300 neighborhood townhomes being developed by KB Homes.
- Two Marriott concepts, Marriott Fairfield Inn & Suites and Marriott Residences at Morning Star & SH 121.

