



Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234

RCP

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Farmers Branch, TX

Two Colinas Crossing offers easy access to **I-635 (LBJ)**, **I-35**, as well as **DFW and DAL (Love Field) airports**.

The building is an **excellent** location for major **corporate** tenants, offering **waterfront views**, an **on-site conference center**, **fitness facility**, **locker rooms**, **tenant lounge**, and **grab & go market**.

Building Features

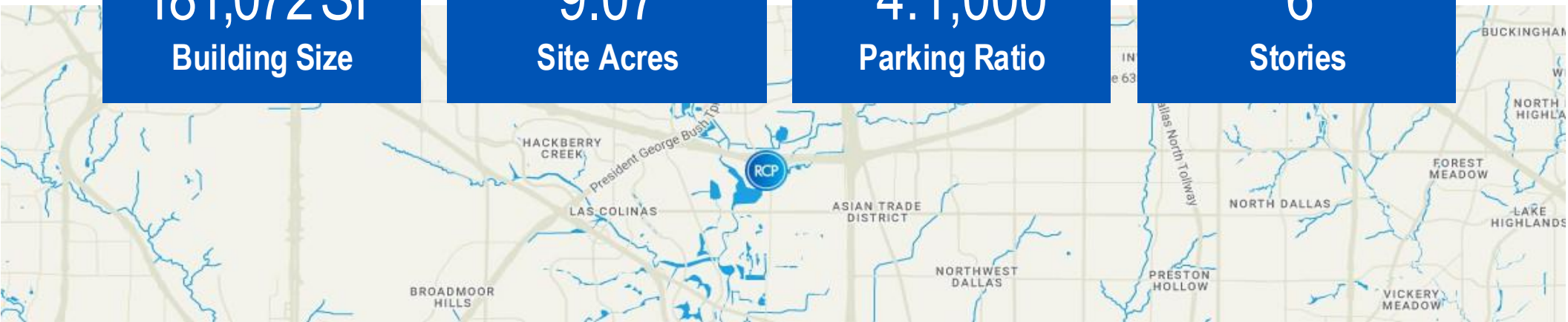
- Building signage available
- Covered garage parking
- Wifi in all common areas
- Dual feed power supply from two separate sub-stations
- 4:1000 Parking
- Floor to ceiling windows
- Waterfront views
- On-site security guard (M-F & Sat)
- Grab & Go Market
- Fitness center and locker rooms
- 1-minute walk to Double Tree hotel

181,072 SF
Building Size

9.07
Site Acres

4:1,000
Parking Ratio

6
Stories



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Neighborhood Amenities

- The building overlooks a distinctive **110-acre lake**, complemented by **50 acres of park land** and a **10K hike-and-bike trail**
- **Accessible dining** options nearby include **Mercer Boardwalk**: Barrel & Bones, Black Agave, Bugatti Ristorante, and the upcoming Drunken Oyster
- Convenience to local **golf course: Luna Vista**
- Easy access to **DFW International Airport & Dallas Love Field**



vimeo

<https://vimeo.com/1009316582> | Drone Tour

Leasing Info

- **Full Floor Opportunities:** 2nd and 3rd floors are available: (2) 5-ton server rooms on each floor equipped with supplemental air and racking
- **Existing Layout/Build Out Notes:** Combination of open space and private offices. Floor plates are approximately 32,000 SF.

Availability

- **Suite 200** – 31,759 SF
- **Suite 300** – 33,029 SF
- * Contiguous to 64,788 SF

See the following pages for floor plans.

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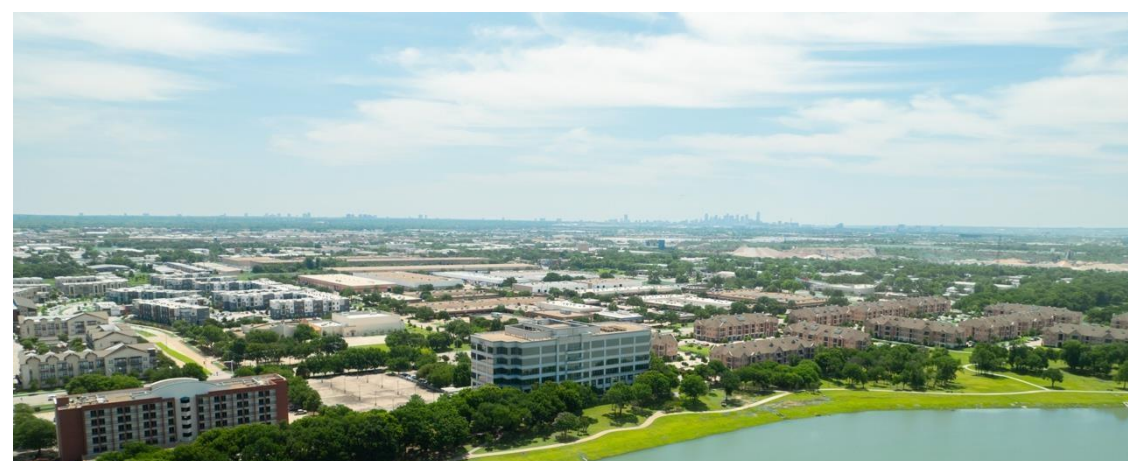
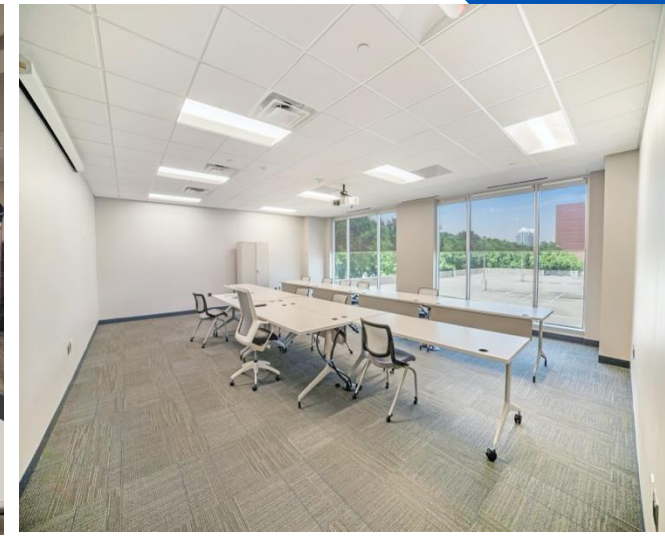


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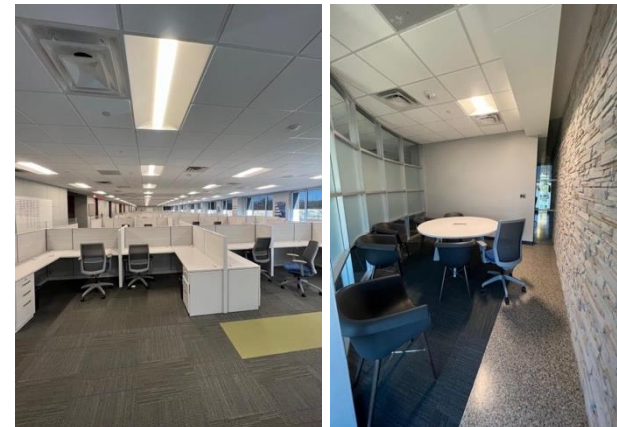
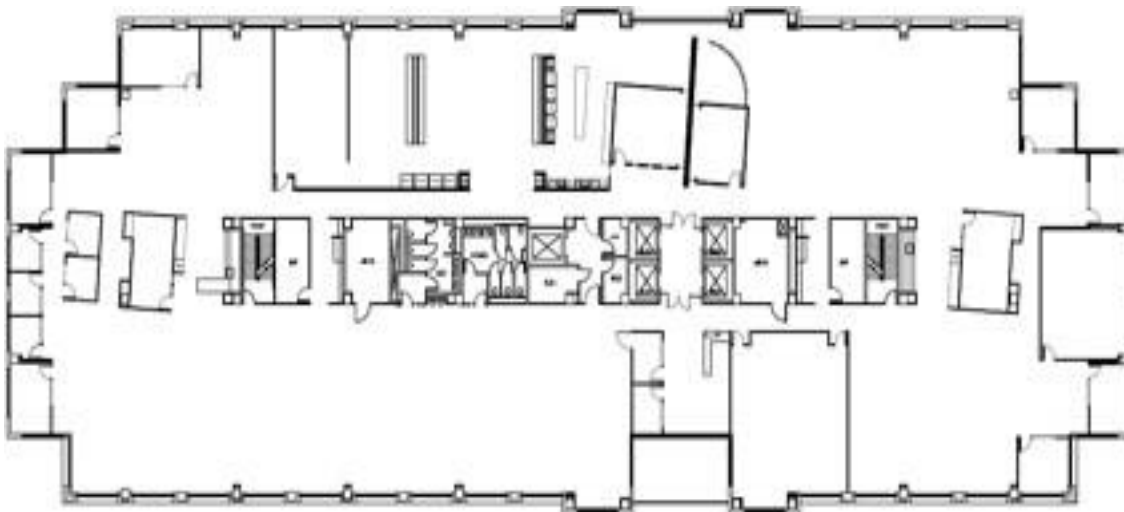
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Suite 200 | 31,759 SF (Demisable)

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Glass offices & balcony
- Open layout
- 2 large training rooms
- 5 conference rooms
- 11 offices
- 149 workstations
- 2 server rooms equipped with racking and HVAC
- Large break area



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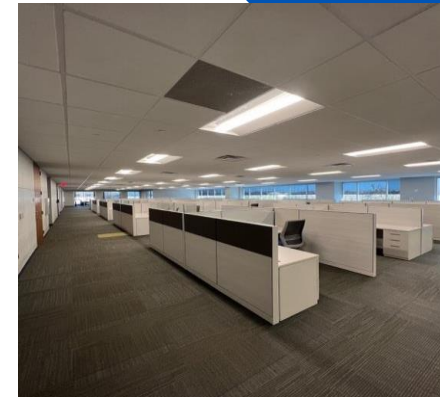
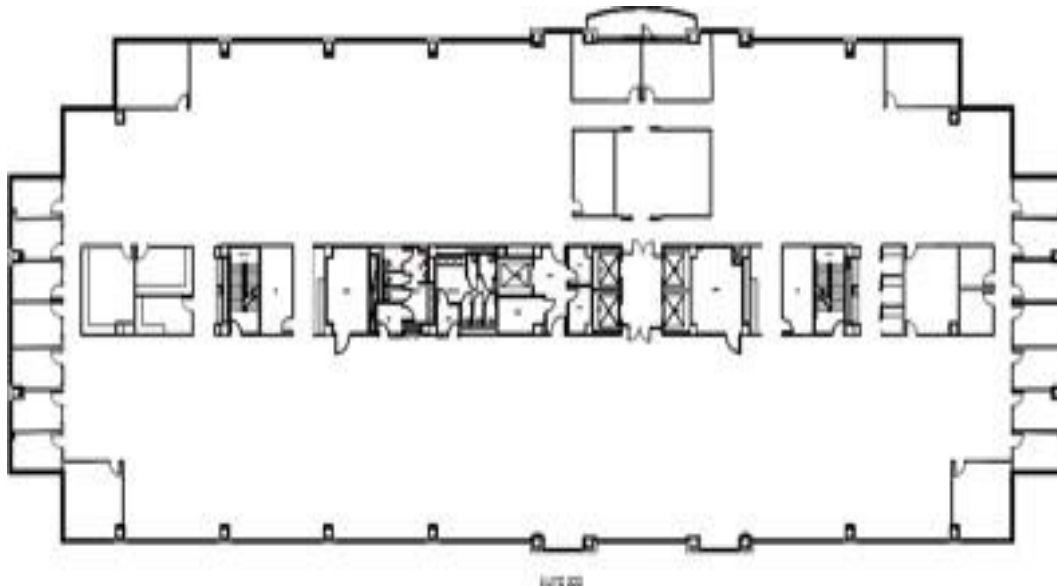
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Suite 300 | 33,029 SF

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Balcony overlooking the lake
- Open layout
- Waterfront view
- 16 offices
- 234 workstations
- 6 conference rooms
- 2 server rooms equipped with racking and HVAC



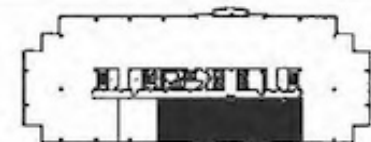
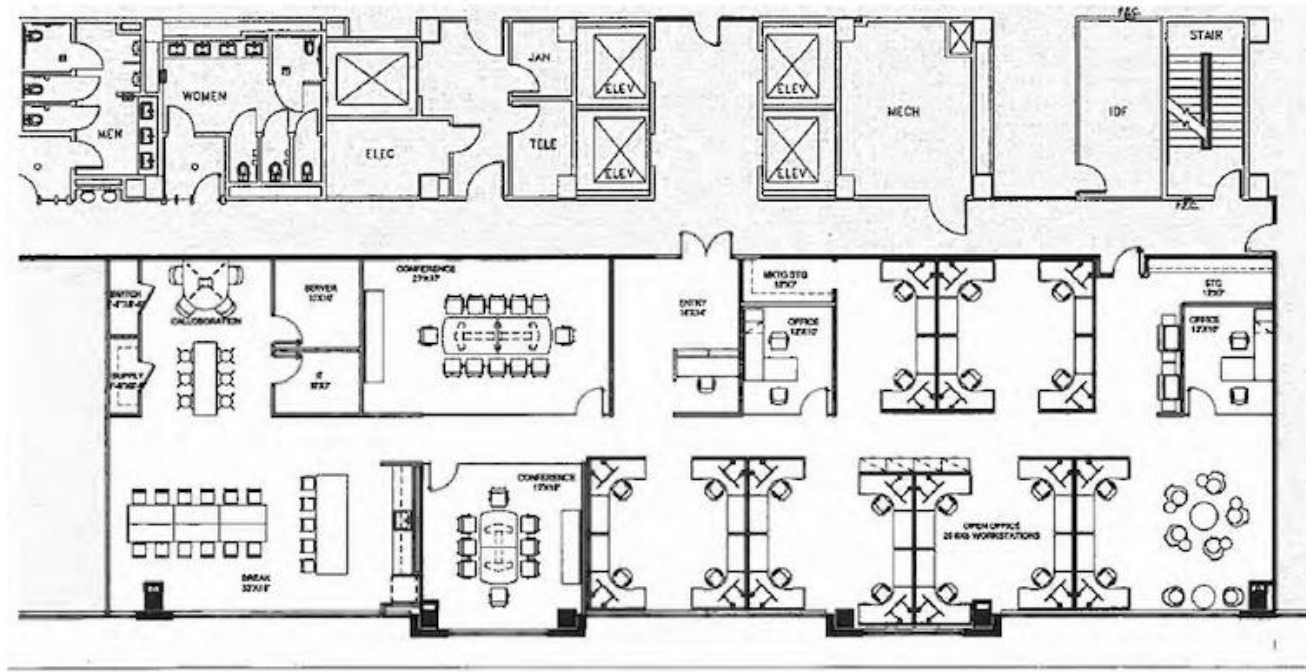
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Suite 525 | 6,008 SF



Property Contact

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