

CONVERGENCE

2501 S. STATE HIGHWAY 121 BUSINESS

LEWISVILLE, TEXAS 75067



DIGITAL REALTY

OFFICE SPACE AVAILABLE FOR LEASE





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LEWISVILLE, TEXAS 75067*

PROPERTY SUMMARY

Convergence is an 185 acre master-planned business park located in the heart the DFW Metroplex. Located just north of DFW International Airport along SH 121 Business, the property offers large efficient floor plates and abundant surface parking with 24/7 on-site security. The property was originally developed by Texas Instruments. The campus consists of ten large-box buildings connected to a central utility plant (CUP) by a central spine.



FEATURES

- Single Tenant and Multi-Tenant Opportunities
- 24/7 On-Site Courtesy Guard
- Convenient Access to Sam Rayburn Tollway (SH 121), Stemmons Freeway (I-35), LBJ Freeway (I-635), and John Carpenter Freeway (SH 114)
- Large Efficient Floor Plates
- Parking: 7 per 1000
- Campus: 12 buildings, over 840,000 RSF
- Minutes away from DFW International Airport
- Close Proximity to Numerous Restaurants, Retail, Banking, and Hotels



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COMPLEX BUILDINGS

BUILDING 1	163,739 RSF
BUILDING 2	75,993 RSF
BUILDING 3	78,413 RSF
BUILDING 4	98,190 RSF
BUILDING 5	78,495 RSF
BUILDING 7	85,238 RSF
BUILDING 8	76,829 RSF
BUILDING 9	14,412 RSF
BUILDING 11	129,259 RSF
BUILDING 12	<u>43,216 RSF</u>
TOTAL	843,784 RSF



DIGITAL REALTY

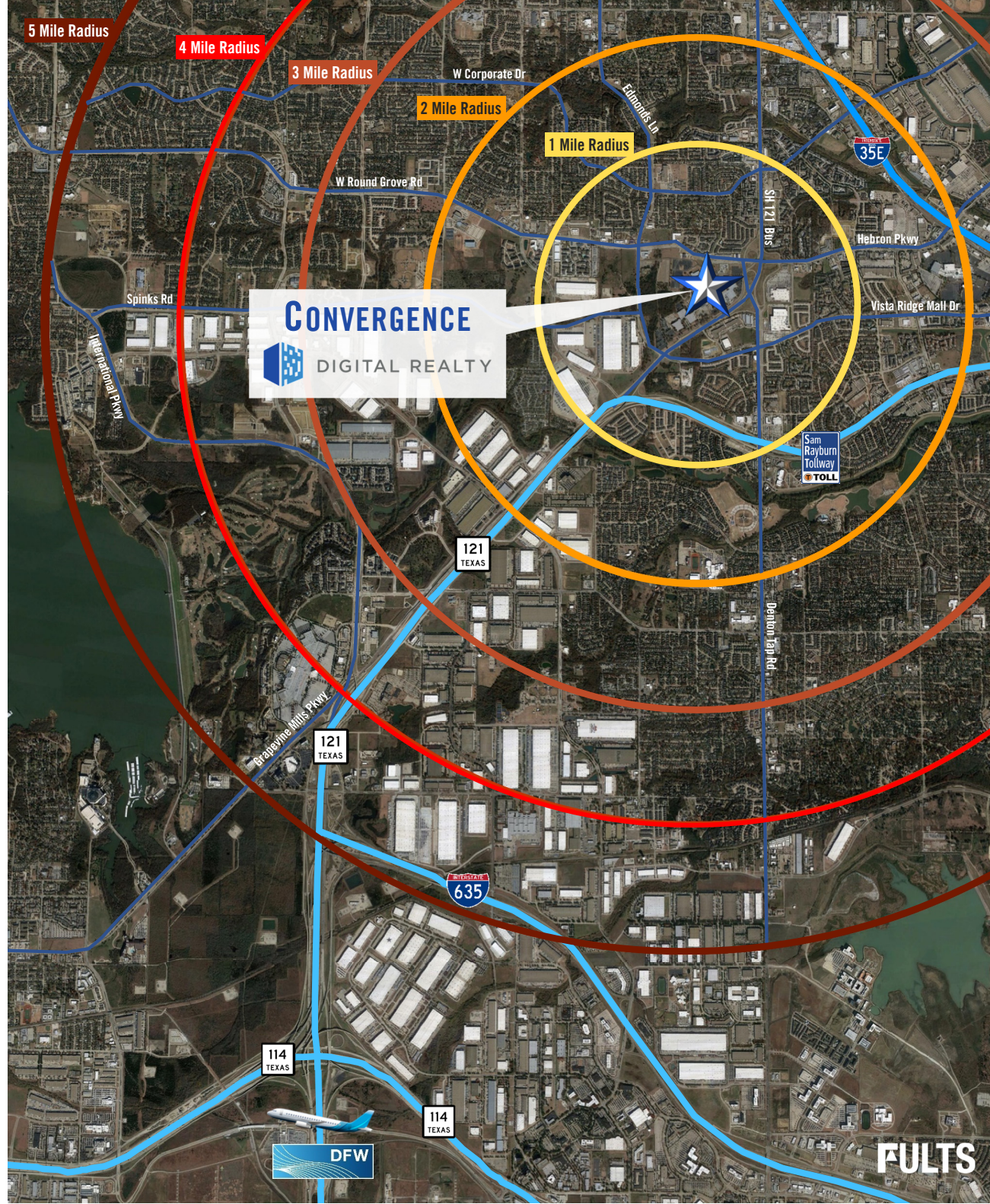
CONVERGENCE AREA AMENITIES

1 Mile Radius	2 Mile Radius	3 Mile Radius	4 Mile Radius	5 Mile Radius
<i>Restaurants</i>	<i>Restaurants</i>	<i>Restaurants</i>	<i>Restaurants</i>	<i>Retail/Services</i>
		<i>Retail/Services</i>	<i>Retail/Services</i>	
	<i>Retail/Services</i>			
<i>Retail/Services</i>				
		<i>Hotels</i>		

Restaurants

Retail/Services

Hotels



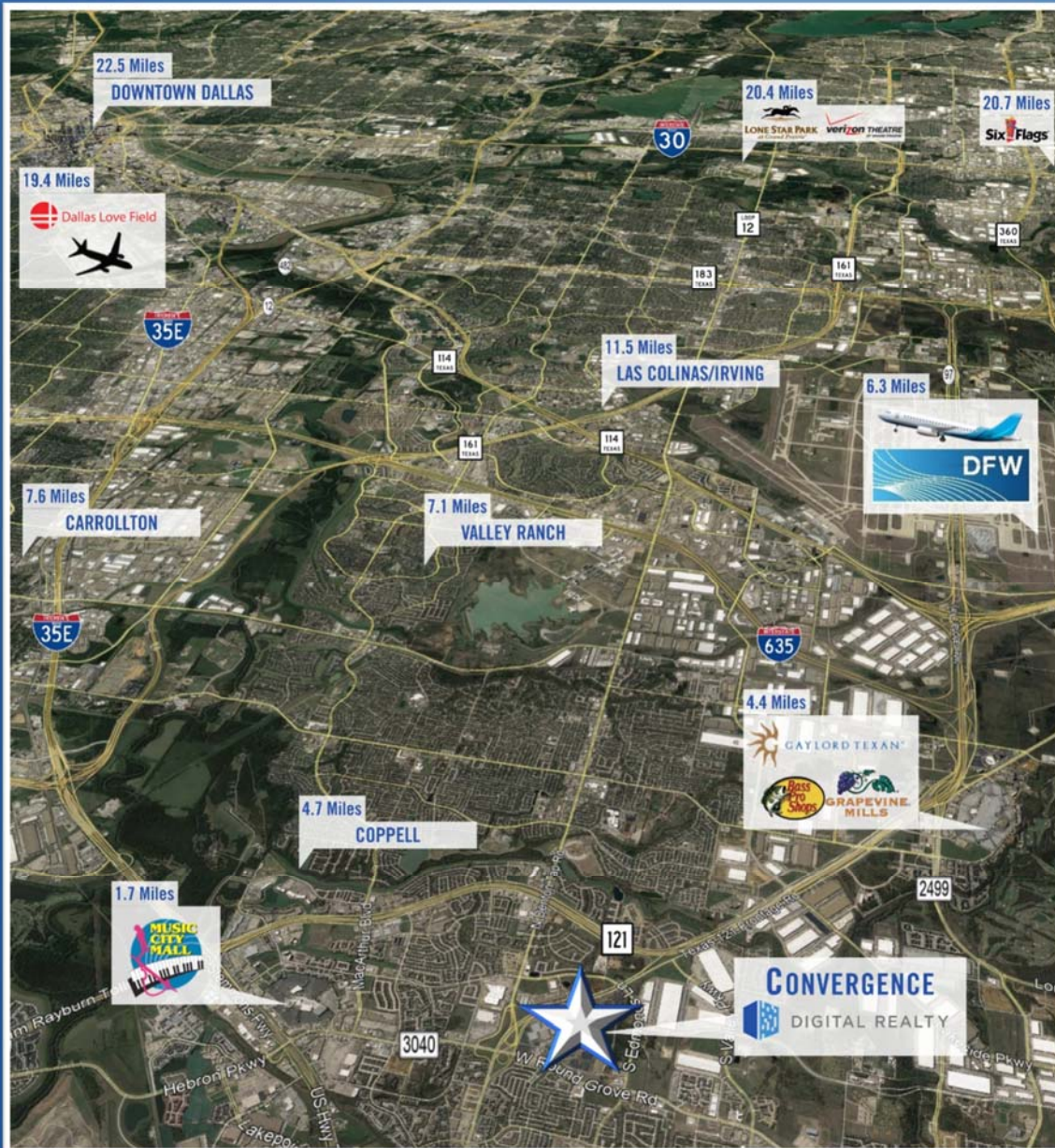
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AREA AMENITIES



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FOR LEASING INFORMATION

Bob Buell
bob.buell@fults.com

Louie Weber
louis.weber@fults.com

FULTS
fults.com | 972.503.5100