

# ROWLETT OFFICE TOWER For Lease

3705 Lakeview Pkwy, Rowlett, Texas 75088



### Available:

- Suite 101: 1st Floor Executive Office
- Suite 103: 1,310 RSF\*
- Suite 105: 4,138 RSF\*
- Suite 202: 165 RSF
- Suite 210: 370 RSF - Avail. June 1
- Suite 300A: 695 RSF - Avail. May 1
- Suite 303: 1,994 RSF

\*Suites 103 & 105 are 2nd gen medical/office, contiguous and can easily be combined.

### Lease Rate:

Call broker for pricing

### Traffic Counts:

Lakeview Parkway/Hwy 66:  
42,504 VPD (TXDOT 2025)

### Property Information:

- 4 story 31,297 RSF office tower
- Great location at the NEQ of Lakeview Pkwy/Hwy 66 & Rowlett Rd
- Finished office suites
- Fully furnished conference room

### Demographics:

	1 miles	3 miles	5 miles
2025 Population	8,906	76,027	239,301
Daytime Pop.	12,216	55,096	182,253
Households	3,054	24,145	73,273
Avg. HH Income	\$116,954	\$132,378	\$117,554

For more information, please contact David English or Jonathan Young

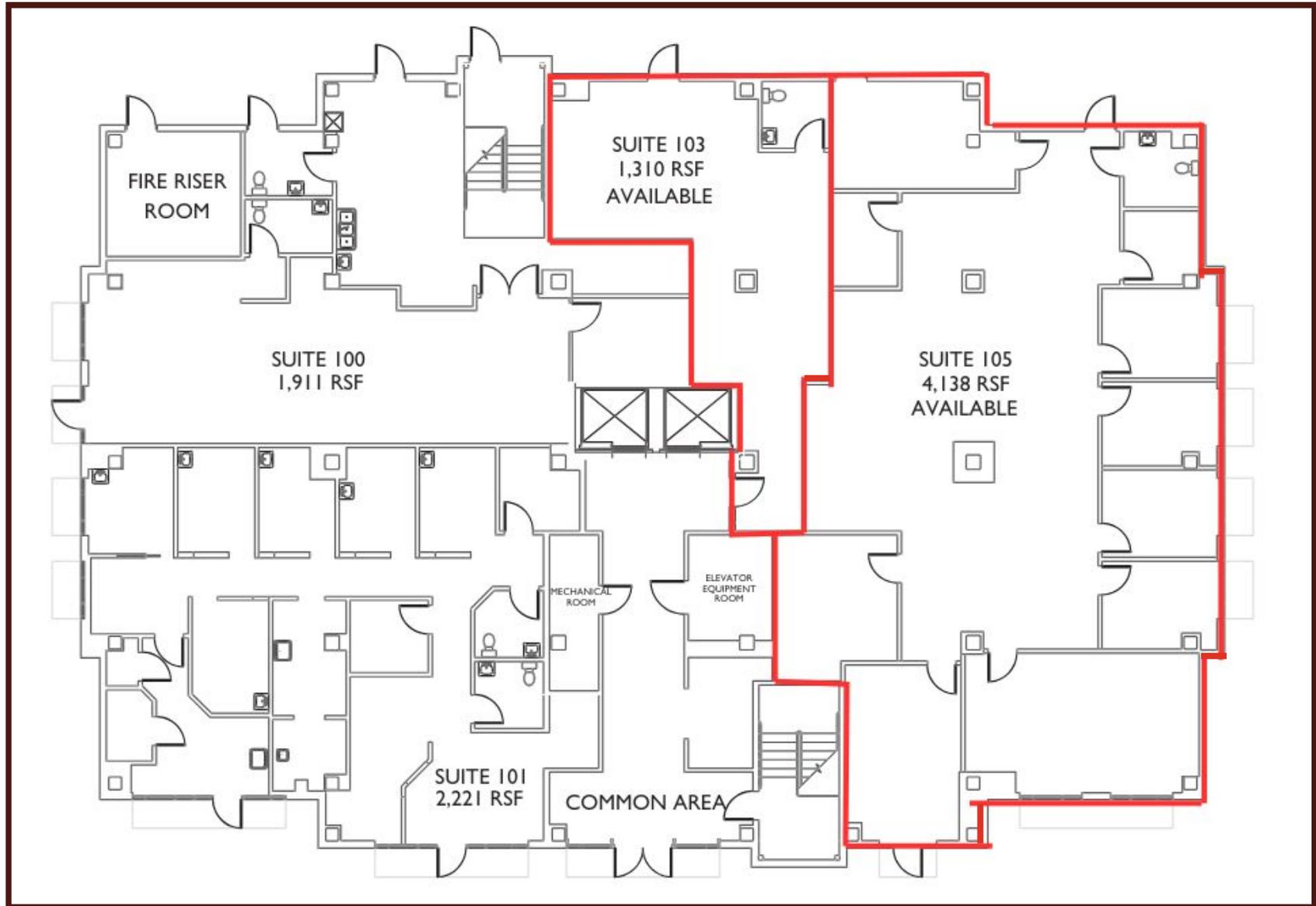
972-961-8532 • denglish@ridgepcr.com | 214-796-8898 • jyoung@ridgepcr.com

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## 1st Floor

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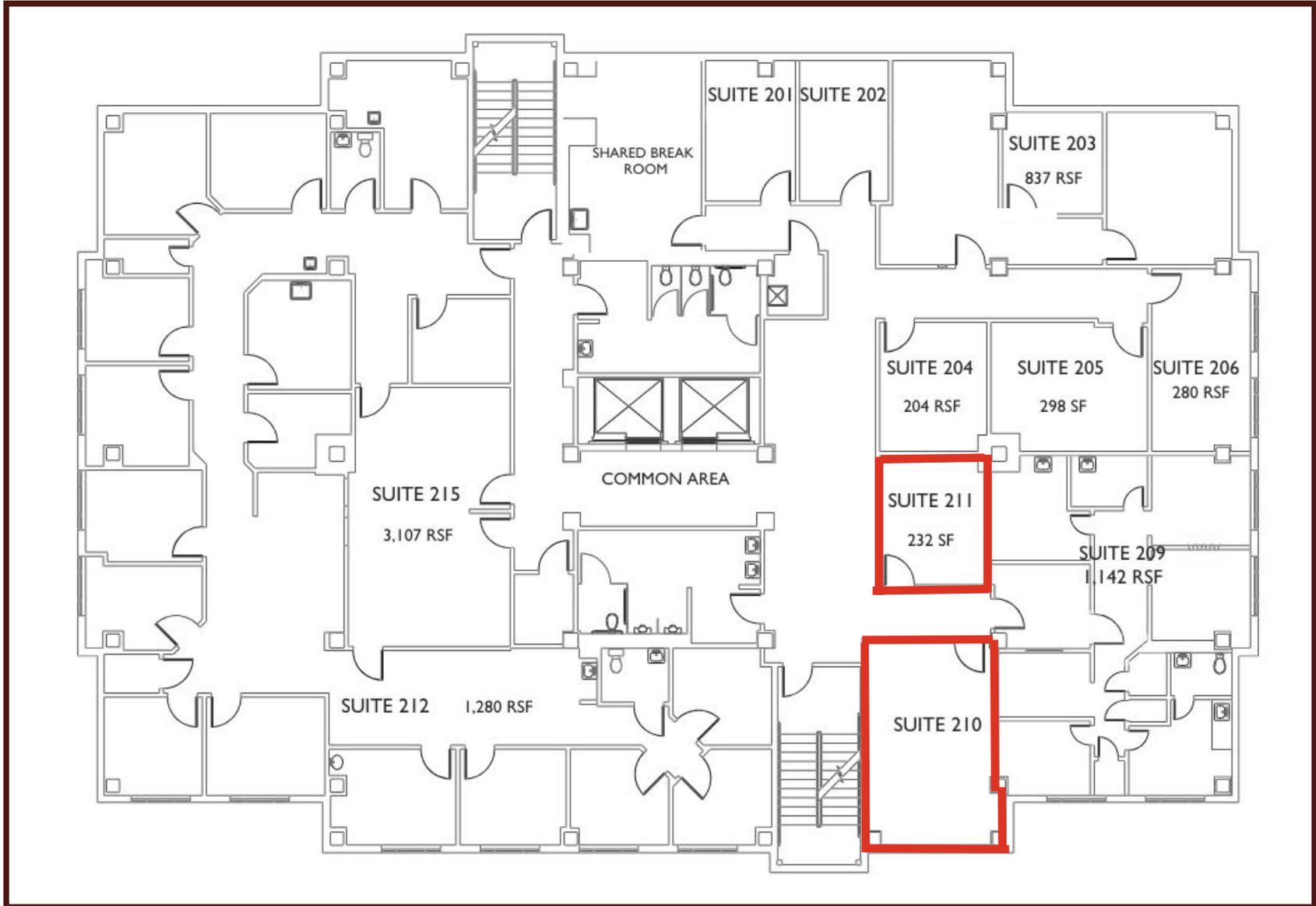
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# ROWLETT OFFICE TOWER

## 2nd Floor

**For Lease**

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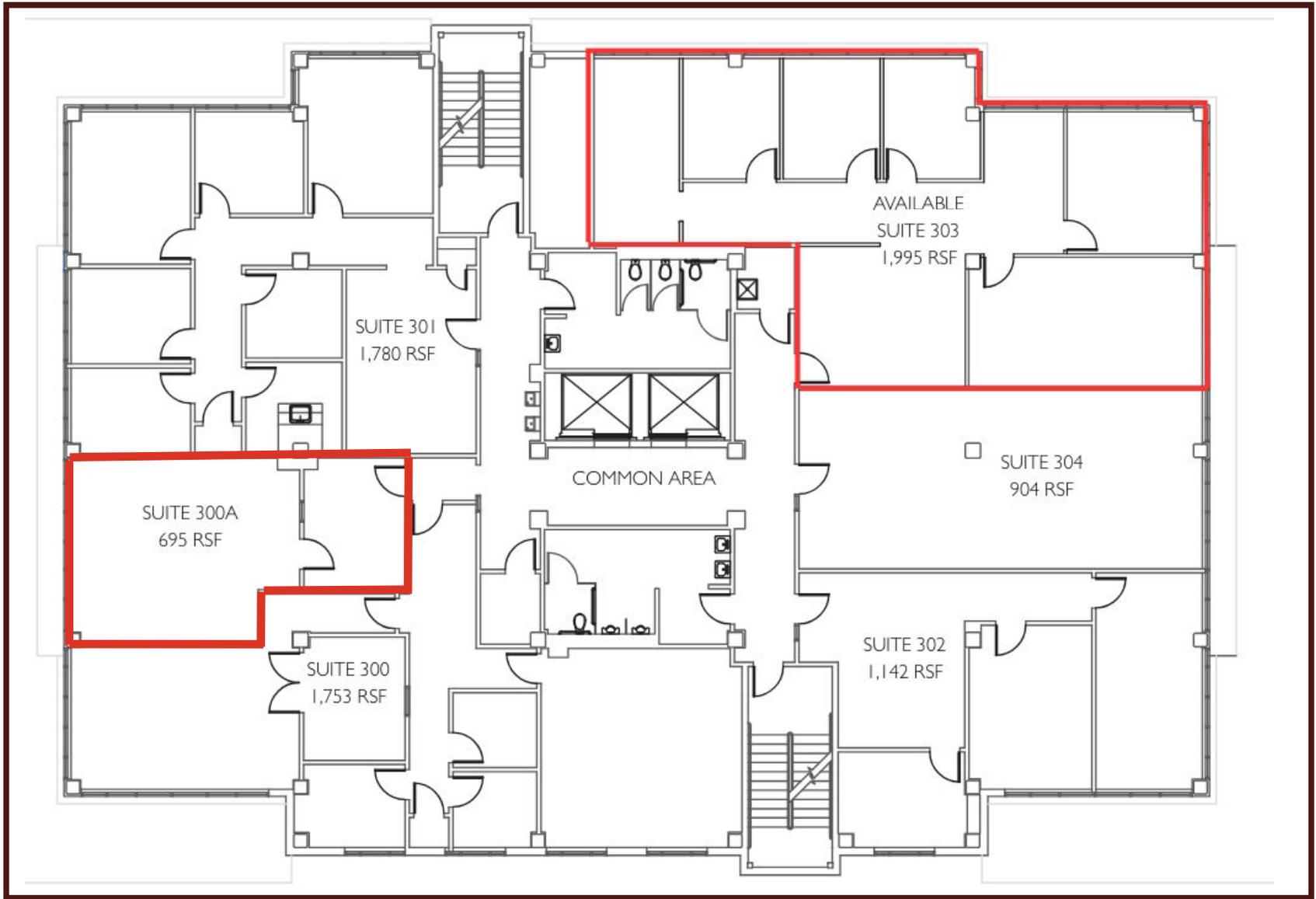
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# ROWLETT OFFICE TOWER

## 3rd Floor

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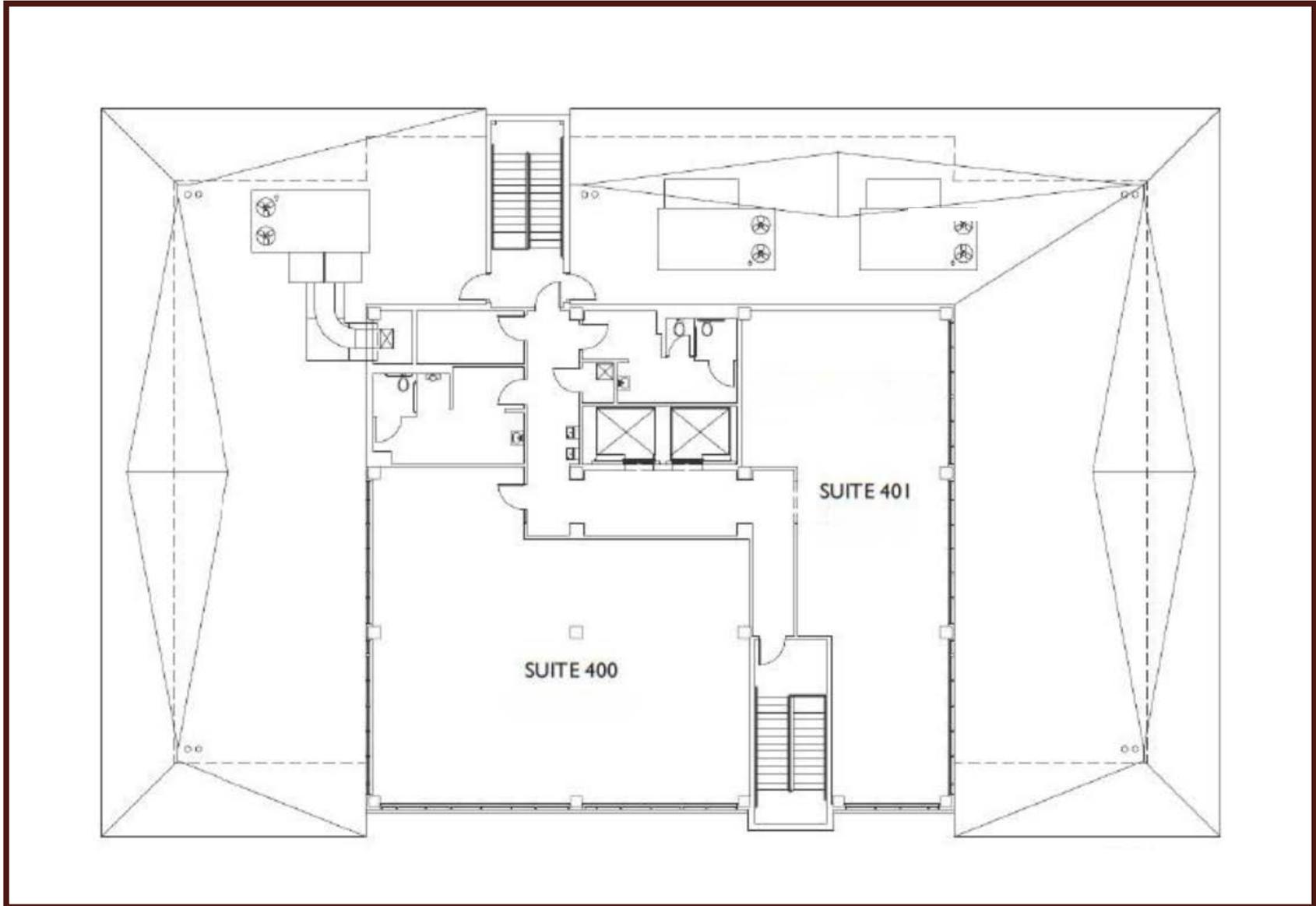
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# ROWLETT OFFICE TOWER

## 4th Floor

# For Lease

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