



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 lake views, an onsite conference center, fitness facility, tenant lounge, and grab & go market.

Property Highlights

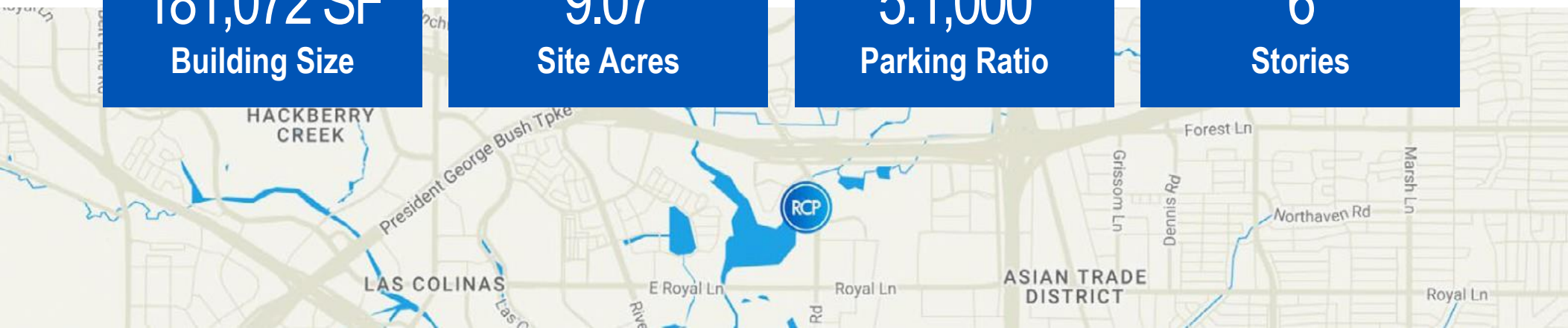
- Building signage available
- Training facility
- Covered parking
- Wifi in all common areas
- Built in 2000
- Dual feed power supply from two separate sub-stations
- 5:1000 Parking
- Floor to ceiling windows
- Scenic lake views
- On-site security
- Micro-market on site
- Fitness center and locker rooms
- 1-minute walk to Double Tree hotel

181,072 SF
Building Size

9.07
Site Acres

5:1,000
Parking Ratio

6
Stories



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Building Features

- Overlooks a distinctive 110-acre lake and contains 50 acres of park land with a 10k hike and bike system
- Many dining options nearby
- Easy access to DFW International Airport & Dallas Love Field
- Conveniently located near 635, 35E, & PGBT
- Large efficient floor plates - 33,000 SF

THE PREMIER
CORPORATE HEADQUARTERS
LOCATION RCP

TWO
COLINAS
CROSSING

Leasing Info

- Floor: 2nd and 3rd floors are available.
- Lease Term: Minimum 5 years
- Existing Layout /Build Out Notes: Combination of open space and private offices. Floor plates are approximately 32,000 SF.
- Commission % to the tenant broker: 4.5% plus broker bonus

Availability

- Suite 175 – 1,623 SF – Spec Suite, move-in ready
- Suite 200 – 13,335 SF – 31,759 SF; plug and play
- Suite 300 – 33,029 SF – 2nd floor and 3rd floor contiguous to make 64,788 SF; plug and play
- Suite 550 – 1,637 SF – High-end spec suite with exposed ceiling in lobby, LVT flooring throughout, upgraded coffee bar, glass conference
- Suite 601 – 10,741 SF – open space with excellent lake views

See the following pages for floor plans.

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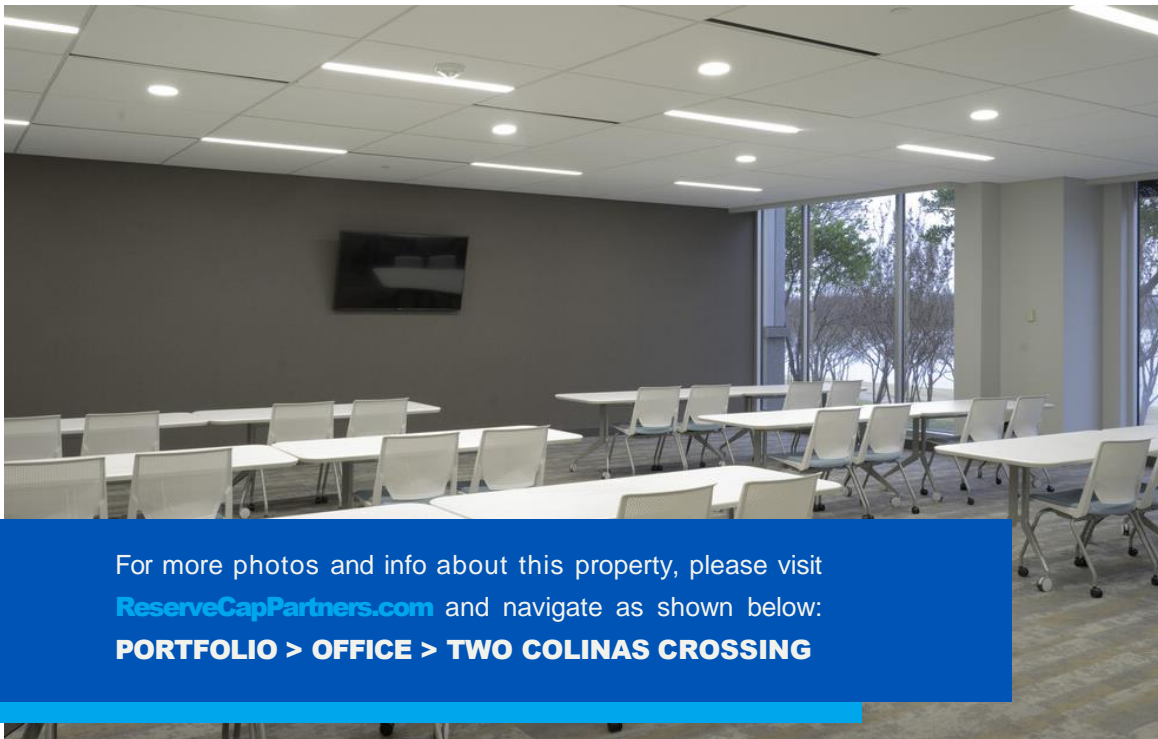
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PORTFOLIO > OFFICE > TWO COLINAS CROSSING



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RCP RESERVE
CAPITAL PARTNERS



Two Colinas Crossing

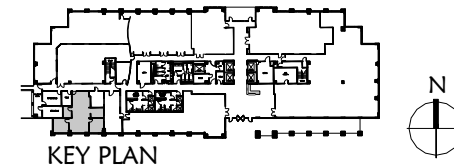
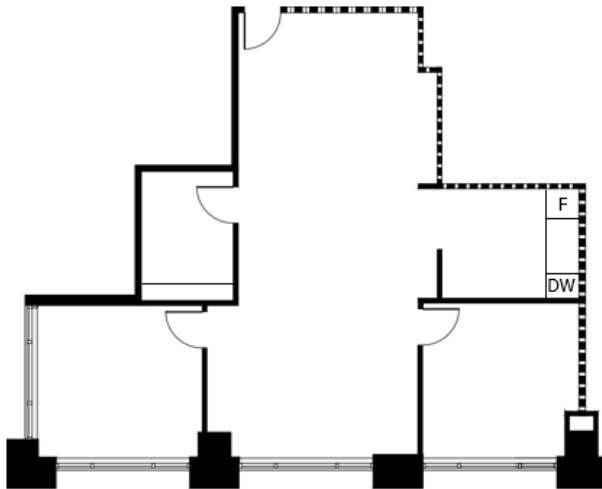
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Spec Suite Info: Suite 175 – 1,623sf

- 2 offices
- Copy/file room
- Break room with sink, fridge & dishwasher
- Open floor plan



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11511 Luna Rd. Farmers Branch, Texas

FLOOR: 1st
SUITE: 175
DATE: 9.16.20
RSF: 1,623



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Dallas, Texas 75240
972.770.2222
www.entosdesign.com

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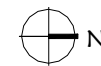
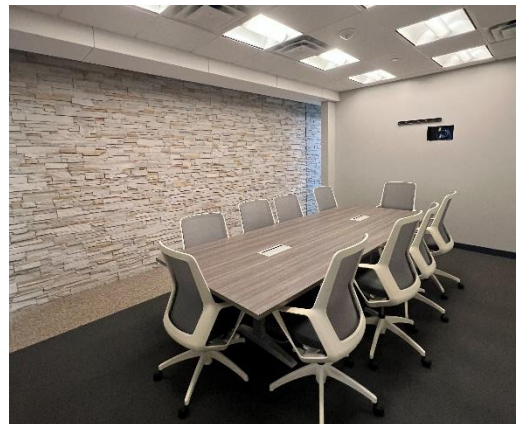
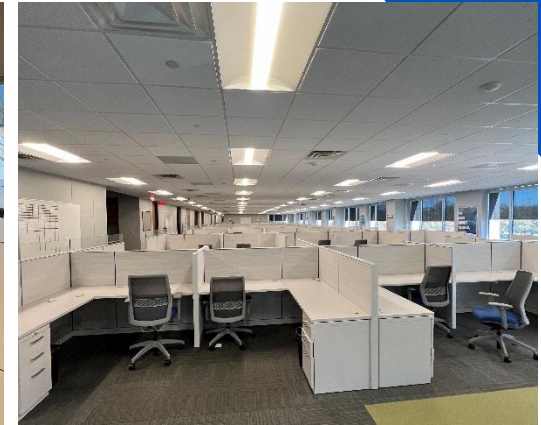
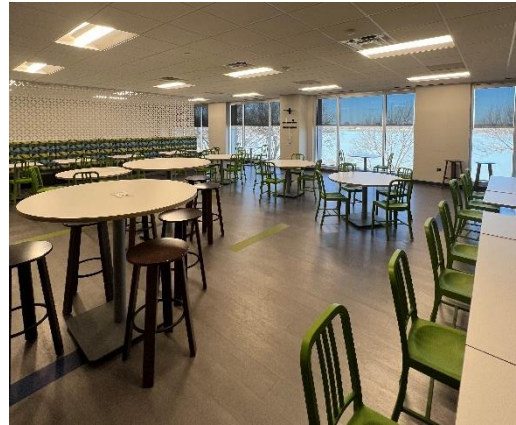
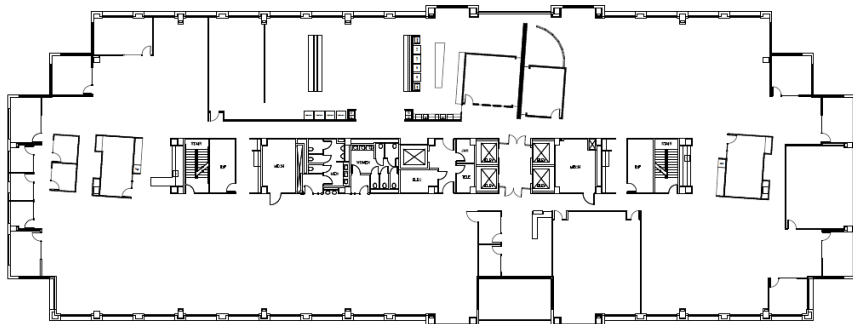
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2nd Gen Space: Suite 200 – 31,759sf

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Glass offices & balcony
- Open layout



11511 Luna

11511 Luna Rd. Farmers Branch, TX 75234

FLOOR: 2nd
DATE: 7.17.20



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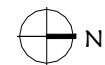
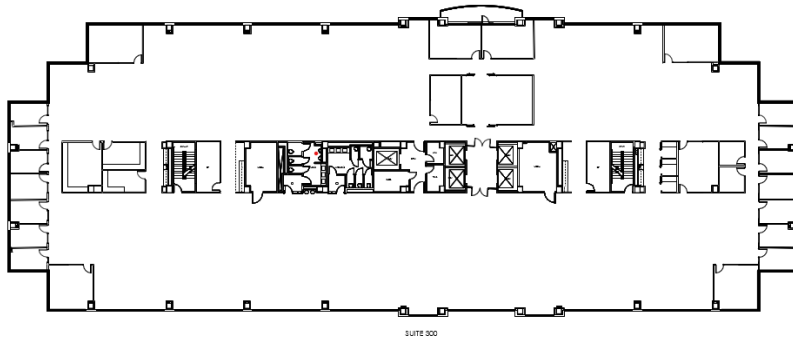
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2nd Gen Space: Suite 300 – 33,029sf

- Efficient single tenant floor plate
- Kitchenette on North and South side
- Glass offices & balcony
- Open layout



11511 Luna

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FLOOR: 3rd
DATE: 7.17.20



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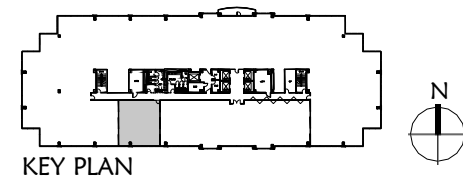
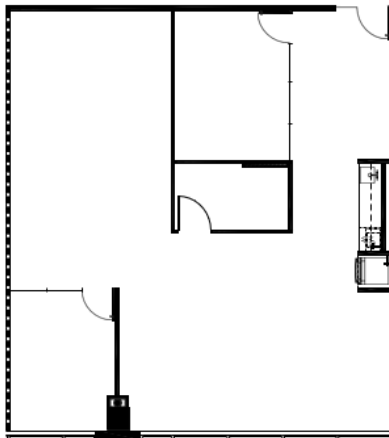
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Spec Suite Info: Suite 550 – 1,637sf

- Glass conference room
- Open breakroom w/ sink, fridge & dishwasher
- Glass front office
- Open work floor
- File/copy room



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11511 Luna Rd. Farmers Branch, Texas

FLOOR: 5th
SUITE: 550
DATE: 8.26.21
RSF: 1,637



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2nd Gen Space: Suite 650 – 10,741

- LED lights
- End cap
- Open layout with lake views and natural lighting



KEY PLAN



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11511 Luna Rd. Farmers Branch, Texas

FLOOR: 6th
SUITE: 601
DATE: 07.14.22
RSF: 10,741



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Property Contact

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On-site security:

o 469.260.5909



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