



Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234

RCP

Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



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

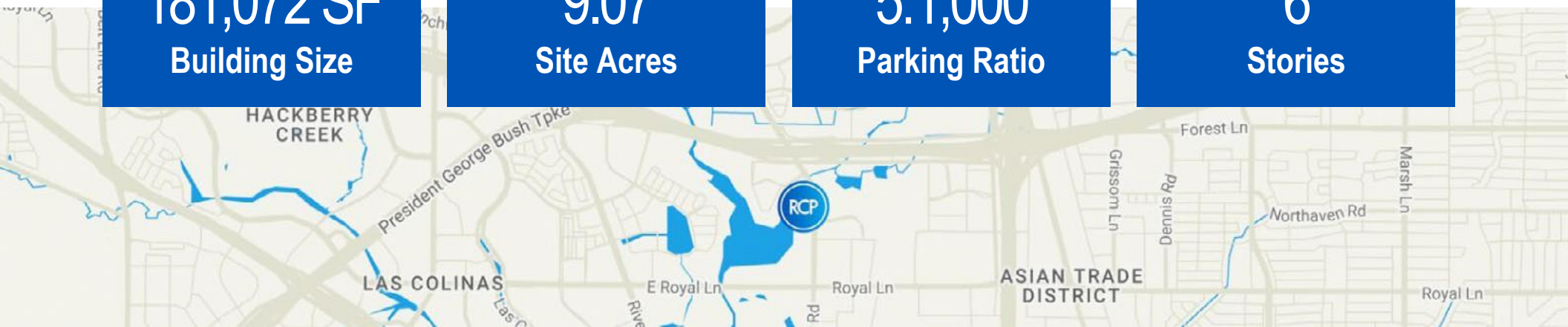
- Building signage available
- Training facility
- Covered parking
- Wifi in all common areas
- Built in 2000
- Dual feed power supply from two separate sub-stations
- 5:1000 Parking
- Floor to ceiling windows
- Scenic lake views
- On-site security
- Micro-market on site
- Fitness center and locker rooms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

181,072 SF
Building Size

9.07
Site Acres

5:1,000
Parking Ratio

6
Stories



Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234

RCP RESERVE
CAPITAL PARTNERS



For more photos and info about this property, please visit ReserveCapPartners.com and navigate as shown below:
PORTFOLIO > OFFICE > TWO COLINAS CROSSING

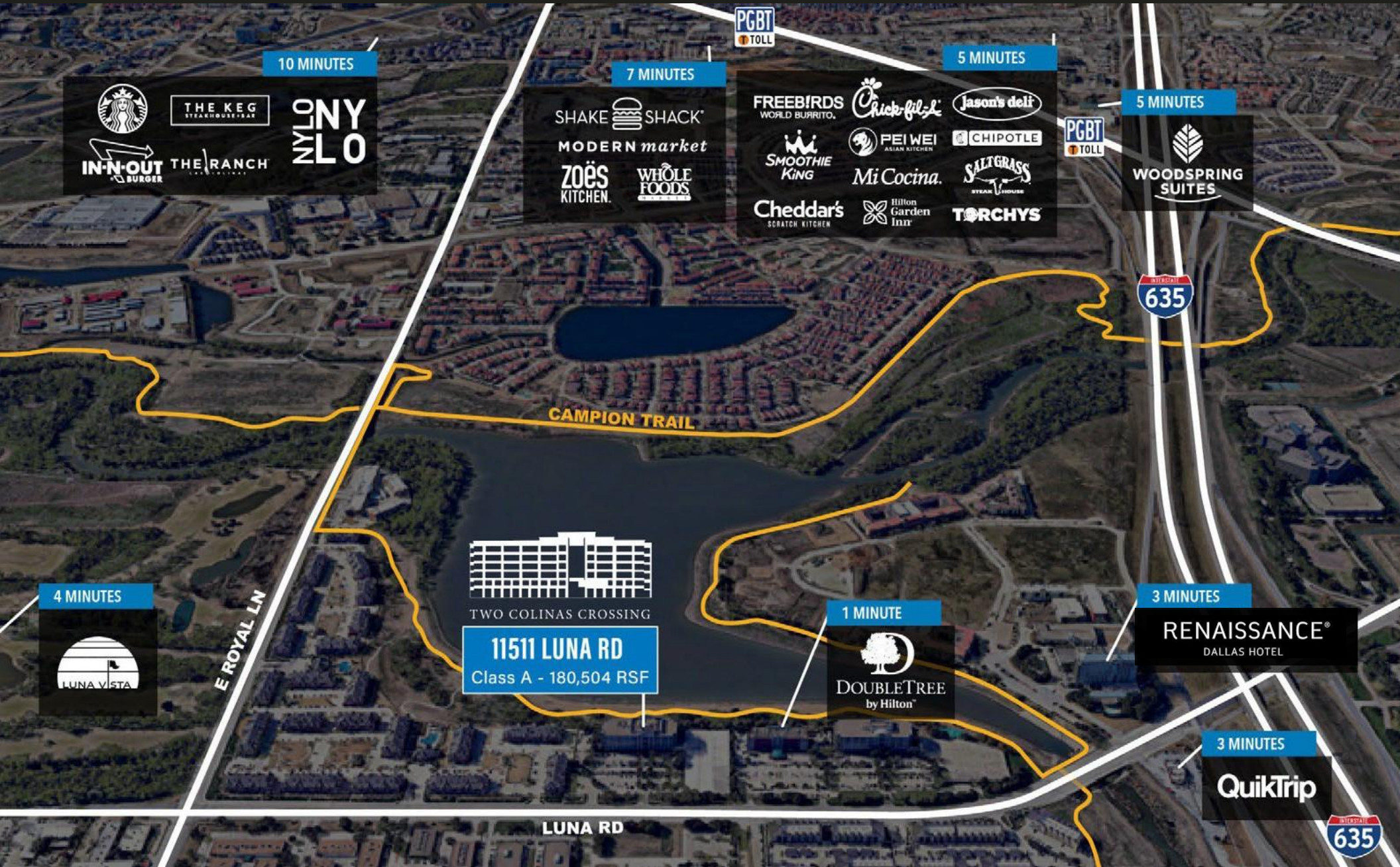


Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234

RCP RESERVE
CAPITAL PARTNERS



Two Colinas Crossing

OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



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

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
- Suite 300 – 33,029 SF – 2nd floor and 3rd floor contiguous to make 64,788 SF
- 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.

THE PREMIER
CORPORATE HEADQUARTERS
LOCATION RCP

TWO
COLINAS
CROSSING

Two Colinas Crossing

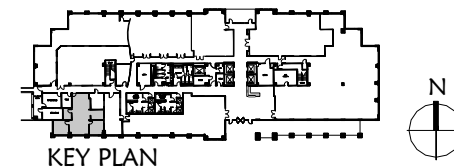
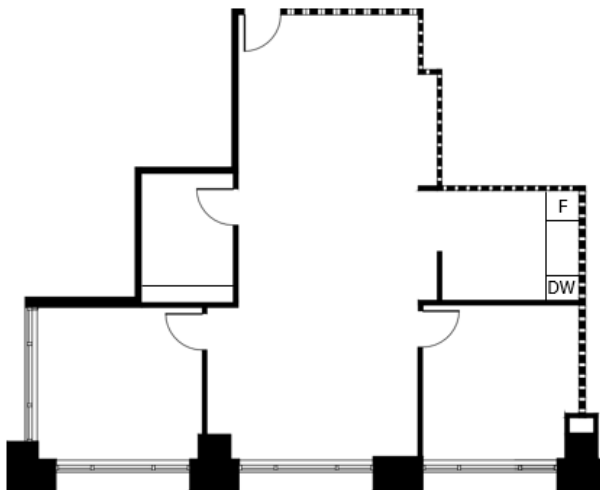
OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



Spec Suite Info

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



Two Colinas Crossing

11511 Luna Rd. Farmers Branch, Texas

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



Two Colinas Crossing

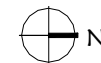
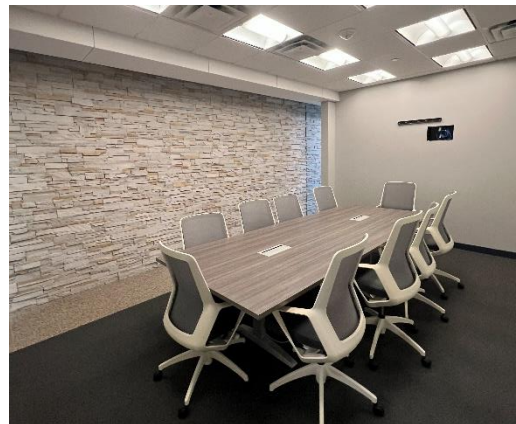
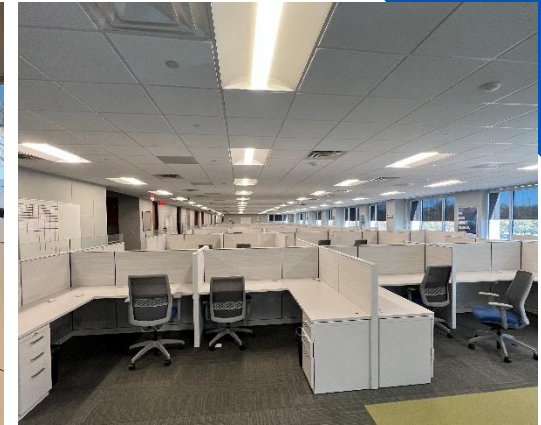
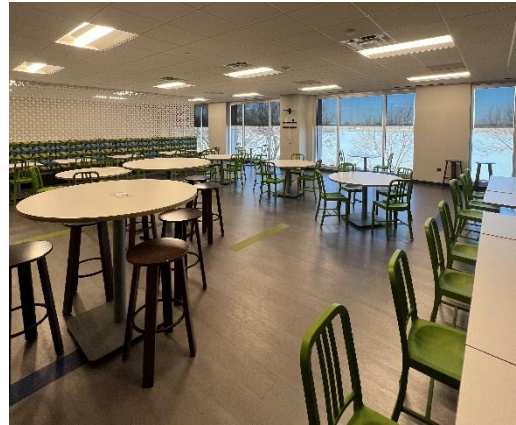
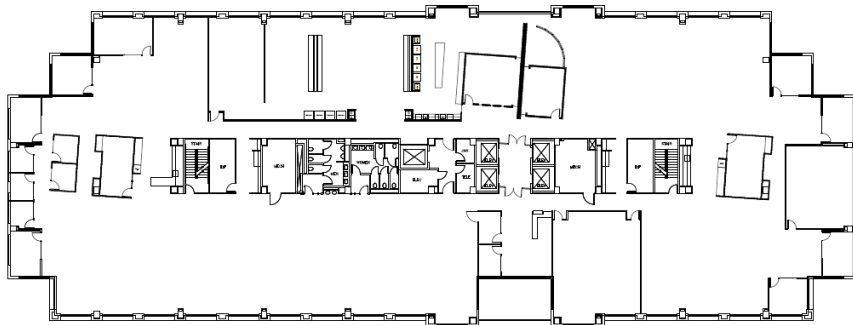
OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



2nd Gen Space

- 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



entos design

5400 LBJ Freeway, Suite 125
Dallas, Texas 75240
972.770.2222
www.entosdesign.com

Two Colinas Crossing

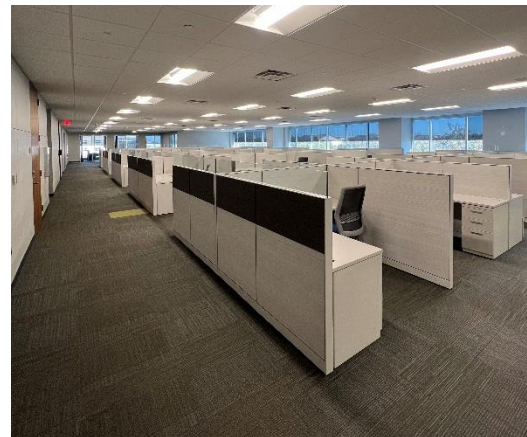
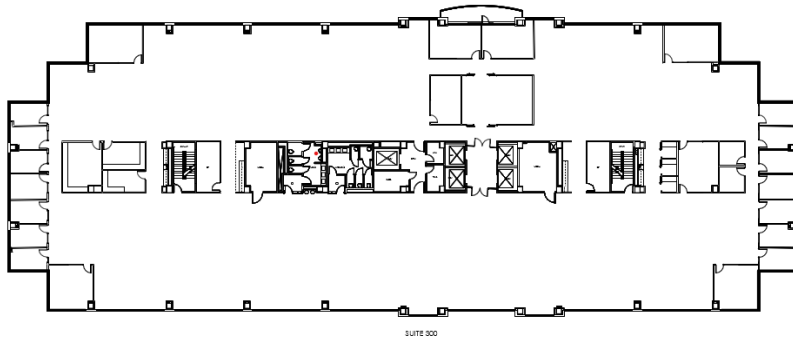
OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



2nd Gen Space

- 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: 3rd
DATE: 7.17.20



entos design

5400 LBJ Freeway, Suite 125
Dallas, Texas 75240
972.770.2222
www.entosdesign.com

Two Colinas Crossing

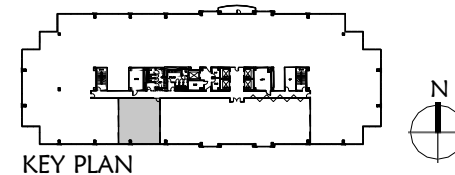
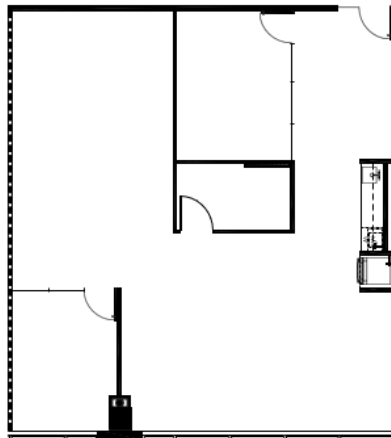
OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



Spec Suite Info

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



Two Colinas Crossing

11511 Luna Rd. Farmers Branch, Texas

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



Two Colinas Crossing

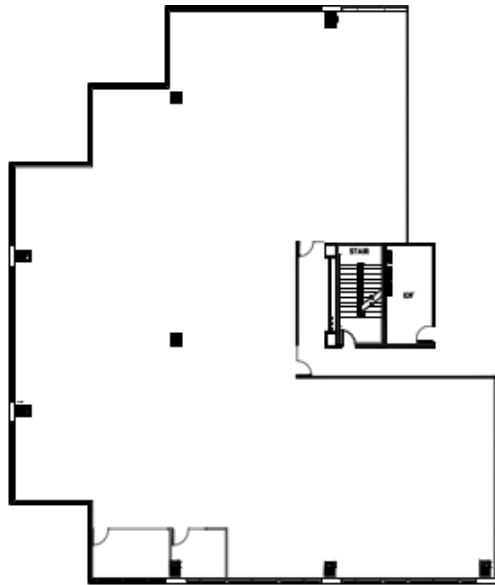
OFFICE / FOR LEASE

11511 Luna Road, Farmers Branch, TX 75234



2nd Gen Space

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



KEY PLAN

Two Colinas Crossing

11511 Luna Rd. Farmers Branch, Texas

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



entos design

5400 LBJ Freeway, Suite 125
Dallas, Texas 75240
972.770.2222
www.entosdesign.com

Property Contact

Leasing Info:

Grant Frerichs

grant@reservecappartners.com

o 469.506.1040 c 214.601.0722

Property Management:

Kevin McMullen

kmcmullen@reservecappartners.com

o 972.717.6557

On-site security:

o 469.260.5909



The information presented was obtained from sources deemed reliable;
however, Reserve Capital Partners does not guarantee its completeness or accuracy.

©RESERVE CAPITAL PARTNERS LLC | RESERVECAPPARTNERS.COM

12404 Park Central Dr. Suite 250-S
Dallas, TX 75251
214.983.1360