



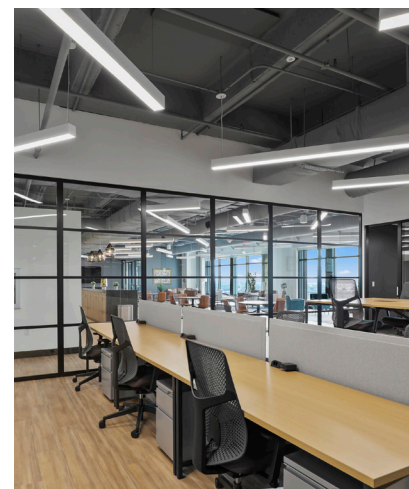
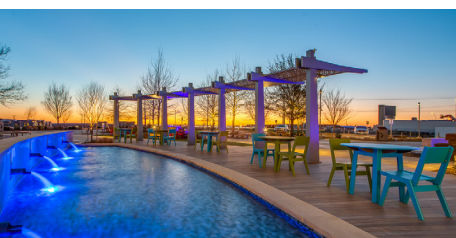
THE REALM

CASTLE HILLS

4400 Sam Rayburn Tollway
Lewisville, TX 75056

PROPERTY HIGHLIGHTS

- 235,921 RSF building includes nine floors of Class A office space
- Five level structured parking providing 4:1,000 for the office
- Ground floor encompasses 16,000 SF of restaurant and retail space
- Amenities include a fitness facility, computer bars, tenant lounge, conference center, Wi-Fi connectivity in all common areas
- Efficient 30,371 RSF floorplates



AMENITIES



Community lounge
with coffee bar &
patio seating



Wi-Fi connectivity in
all common spaces



Trendy restaurants on first
floor with outdoor seating



Onsite management
& security



Computer
bars



Conference
center



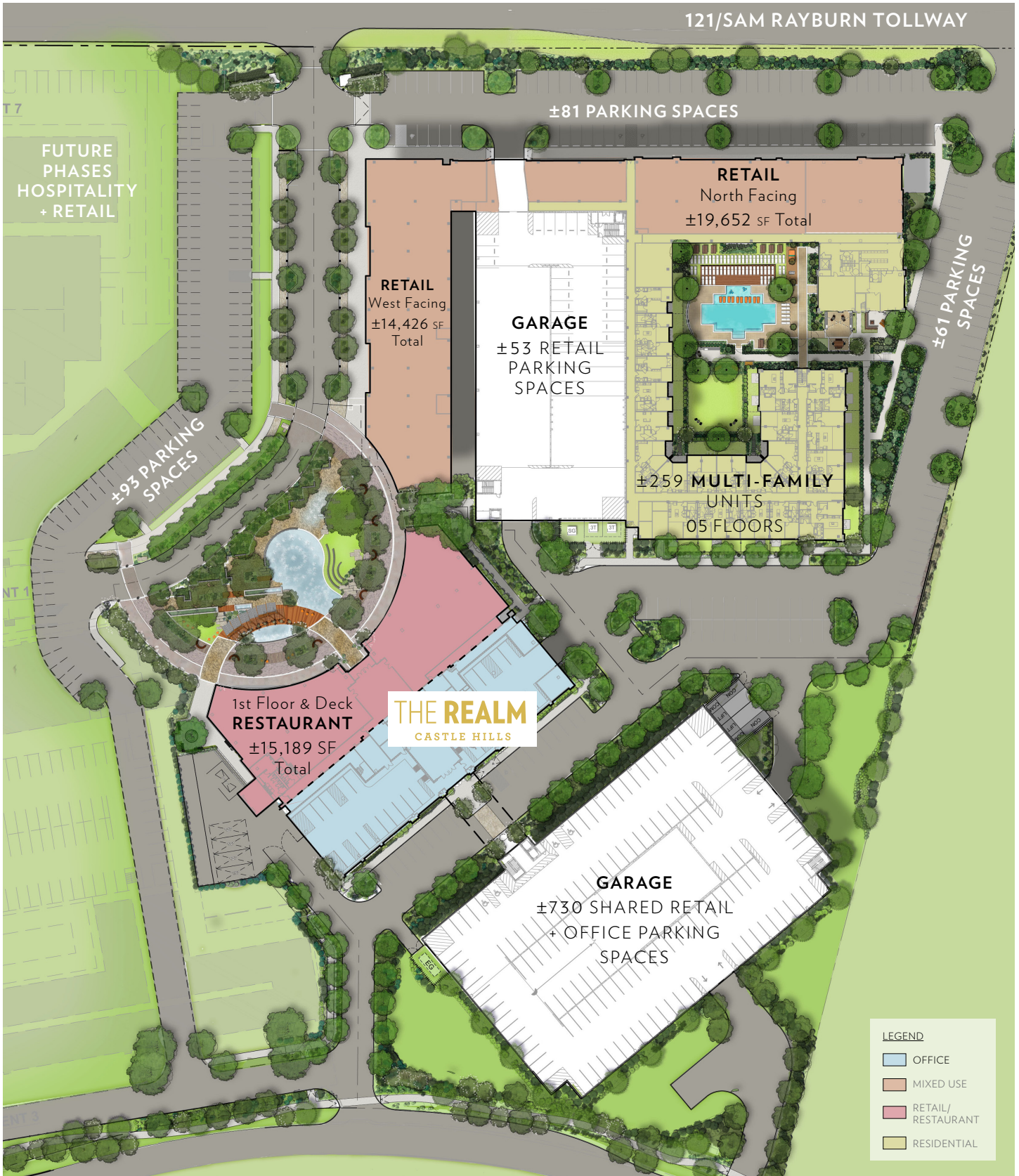
Fitness center with locker
room and showers



Onsite
ownership



SITE PLAN



STACKING PLAN



YOU'RE COVERED WITH US.
OUR COVERED PARKING PROVIDES YOU AND
YOUR CAR RELIEF IN THE TEXAS HEAT

July/August average temperature in Dallas

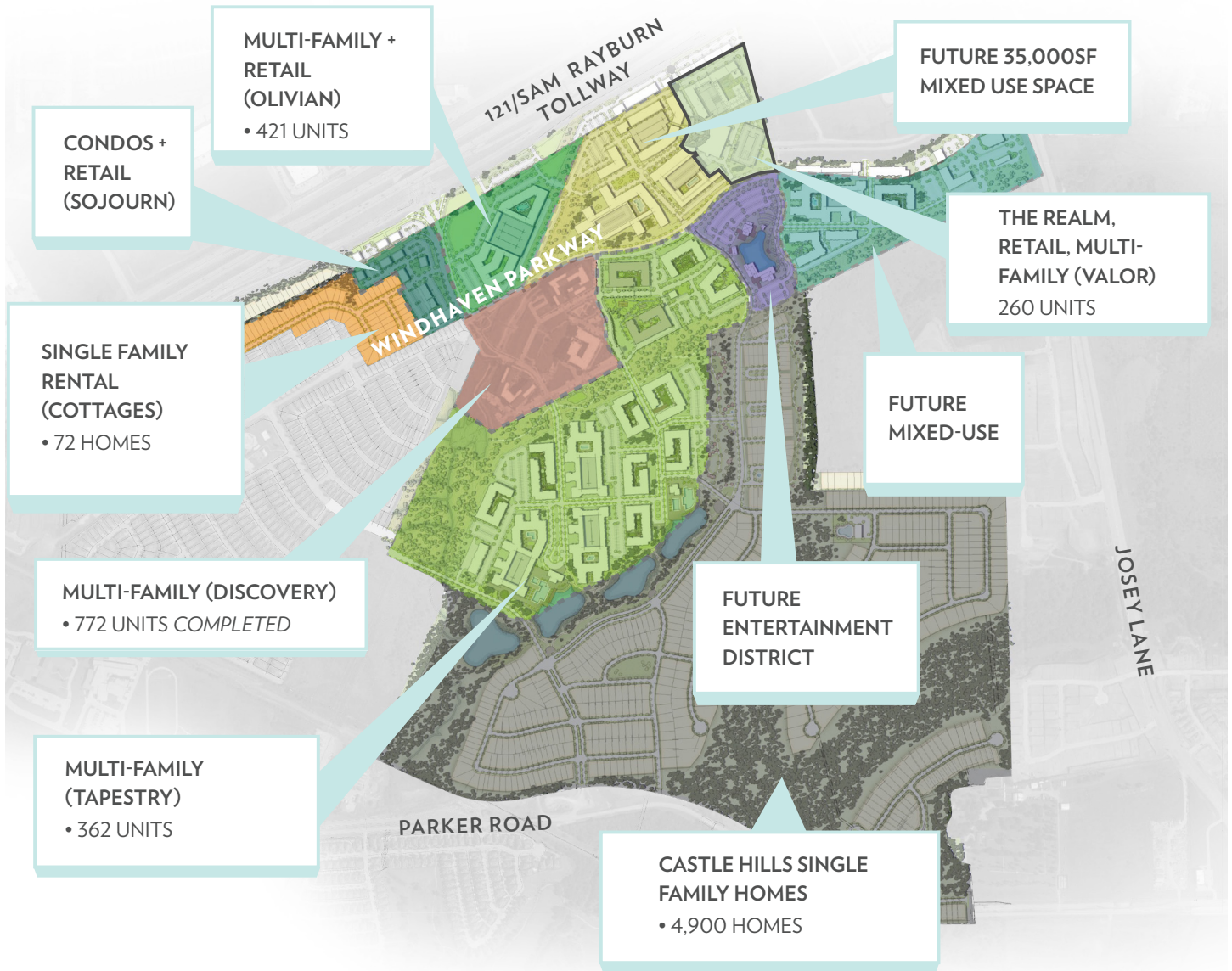
96°

After just one hour,
the average in-car temperature is 43 degrees
higher than the outdoor temperature

139°

- Protects your car from extreme weather
- Keeps you cooler
- Supports vehicle performance
- Safety

MASTER PLAN + OVERVIEW



The Realm at Castle Hills is a master-planned, 324-acre, community offering office, retail and luxury living. Inspired by outstanding urban community design, The Realm serves to connect people with each other and their environment. With an overall focus on quality of life, The Realm blends the sophistication of an urban lifestyle with unique and beautiful outdoor activity and event spaces.

The property is located just south of State Highway 121 and west of Josey Lane. Offices at The Realm offers an easy commute to workers from Frisco, Plano, The Colony, Carrollton, Irving and Lewisville.

THE REALM FEATURES

- Exceptional tollway visibility provides maximum exposure
- Modern streetscapes connect office to retail, entertainment and luxury living
- Additional 35,000 sf of restaurant and retail opportunity
- Future office phases provide capacity for business growth
- 5 minutes from Legacy West, Toyota HQ, Liberty Mutual, Fedex, and JPMorgan Chase
- 2 minutes from Grandscape and Nebraska Furniture Mart
- 15 minutes to DFW Airport

NEARBY AMENITIES

- MESERO
- EDOKO SUSHI & ROBATA
- STARBUCKS
- CHILI'S
- CAMPISI'S
- CHICK-FIL-A
- FREEBIRDS
- ROCKFISH
- BLAZE PIZZA
- 24 HOUR FITNESS
- MENDOCINO FARMS
- KROGER
- WHATABURGER
- TOPGOLF
- STUDIO MOVIE GRILL
- TARGET
- MULTIPLE RETAIL + DINING

THE REALM CASTLE HILLS



CASTLE HILLS
VILLAGE SHOPS & PLAZA



THE STAR

HALL PARK

LEGACY WEST

THE SHOPS AT
LEGACY

Granite Park

 15 minutes to
DFW Airport

JOSEY LN.

JOSEY LN.

PLANO PKWY.

PARKER RD.

WINDHAVEN PKWY.

MIDWAY RD.

WARREN PKWY.

LEGACY DR.



THE REALM

CASTLE HILLS

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