

# CENTURY 21<sup>®</sup>

Judge Fite Company



2681 MACARTHUR BOULEVARD UNIT 205

LEWISVILLE, TX 75067



\$599,000



1,560 sqft

## DESCRIPTION

Don't miss this exceptional opportunity to own a high-visibility, turn-key office suite in a prime location—just minutes from Hwy 121 and I-35! Ideal for both investors and business owners, this property delivers immediate income and long-term flexibility. Currently leased through September 2026, it offers instant rental revenue with the option to occupy or extend the lease upon expiration. Perfectly suited for professional uses such as financial services, legal practices, real estate, medical, or wellness businesses. Inside, you'll find a modern, functional layout featuring: 5 private offices, large conference room, welcoming lobby, break room and restroom. Large windows for abundant natural light. Upgrades include modern tile flooring throughout, designer wall tiles in the reception area, quartz countertops with white cabinetry, modern window shades. This property combines prime location, professional appeal, and steady income—a rare chance to own a high-demand office space with built-in value and future potential.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21152873  
**YEAR BUILT:** 2020  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Vista Rdg Macarthur Office Park  
**LIST DATE:** 02/07/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,560  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 2.32  
**LOT SIZE (SQFT):** 100,972

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- OnSite
- Open
- ParkingLot
- Unassigned

### LOT DESCRIPTION:

- Landscaped
- SprinklerSystem

### ROOF TYPE:

- Composition
- Shingle

### SIDING:

- Brick
- Rock
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
- UndergroundUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- CommunityMailbox
  - Curbs
- 

**LISTED BY:** Mani Raveendran 

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**BROKERED BY:** D&B Brokerage Services LLC