

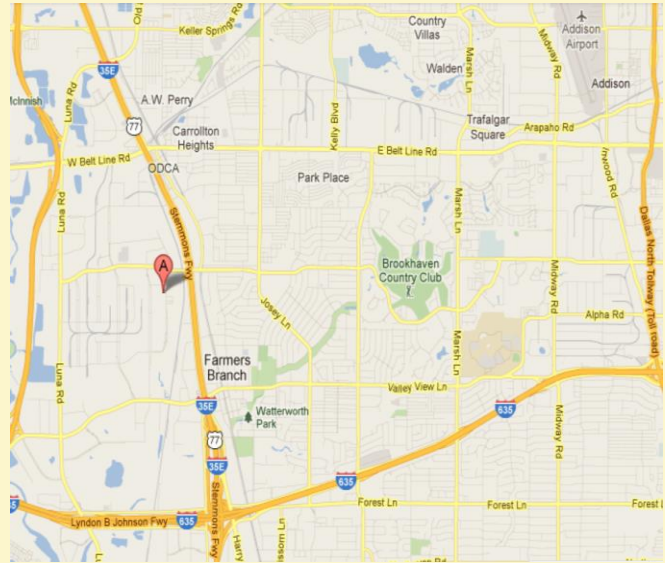
DIPLOMAT CENTER

13995 Diplomat Drive, Suite 100 • Farmers Branch, Texas 75234
Office • Flex • Warehouse



SUITE FOR LEASE PROFILE

Size	25,500 SF
Clear Height	24', 170' Shallow Bay
Loading	Rear Loading: 3 Dock & 1 (10X12) Ramp
Building Amenities	100% Air Conditioned Office/ Warehouse 14' Glass Storefront Entrance 2,600 SF Office Open Showroom/ Work Area on Glass 4 Restrooms, Conference & Break Rooms 22,900 SF Air Conditioned Warehouse Multi-Tenant Complex & Density Parking



LOCATION HIGHLIGHTS

- ❖ In Valwood Industrial Park
- ❖ 0.3 Miles from I-35E-Stemmons
- ❖ 2 Miles from 635-LBJ Freeway
- ❖ 2 Miles from Bush Turnpike
- ❖ Minutes from DFW Airport
- ❖ Triple Freeport Incentive

Developed & Professionally
Leased & Managed by

HAY & JONES INC.

Commercial Real Estate Services

HayJones.com
972.620.8850



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Diplomat Center by Hay & Jones Inc. is a multi-tenant office/ flex/ warehouse Triple Freeport property strategically located in Valwood Industrial Park near the Stemmons, Bush, and LBJ Freeways. The property is a class A institutional grade industrial building with high density parking, 14' glass store front entrances, and approximately 75% air conditioned space.



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Randy@HayJones.com

All information regarding property for lease is from sources deemed reliable, but no guarantee is made as to its accuracy or completeness and you are advised to make your own analysis and verification.