

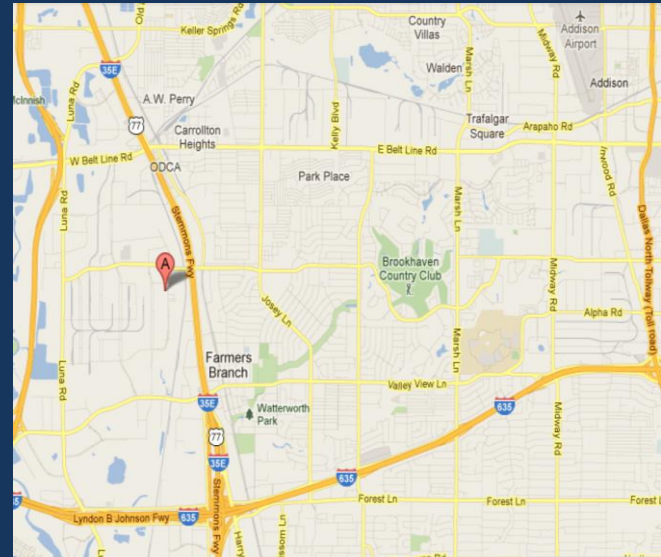
# DIPLOMAT CENTER

13995 Diplomat Drive, Suite 200 • Farmers Branch, Texas 75234  
Office • Flex • Warehouse • Distribution



## SUITE FOR LEASE PROFILE

Size	25,500 SF
Clear Height	24', 170' Shallow Bay
Loading	Rear Loading: 4 Dock & 1 (10X10) Ramp
Suite Amenities	2 Warehouse Areas Totaling 18,000 SF Combined 85% HVAC Warehouse 7,500 SF Office with Great Improvements 9 Private Offices & 1 General Office Area 2 Conference Rooms & Reception Area 3 Restrooms, Kitchen & Break Rooms 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*

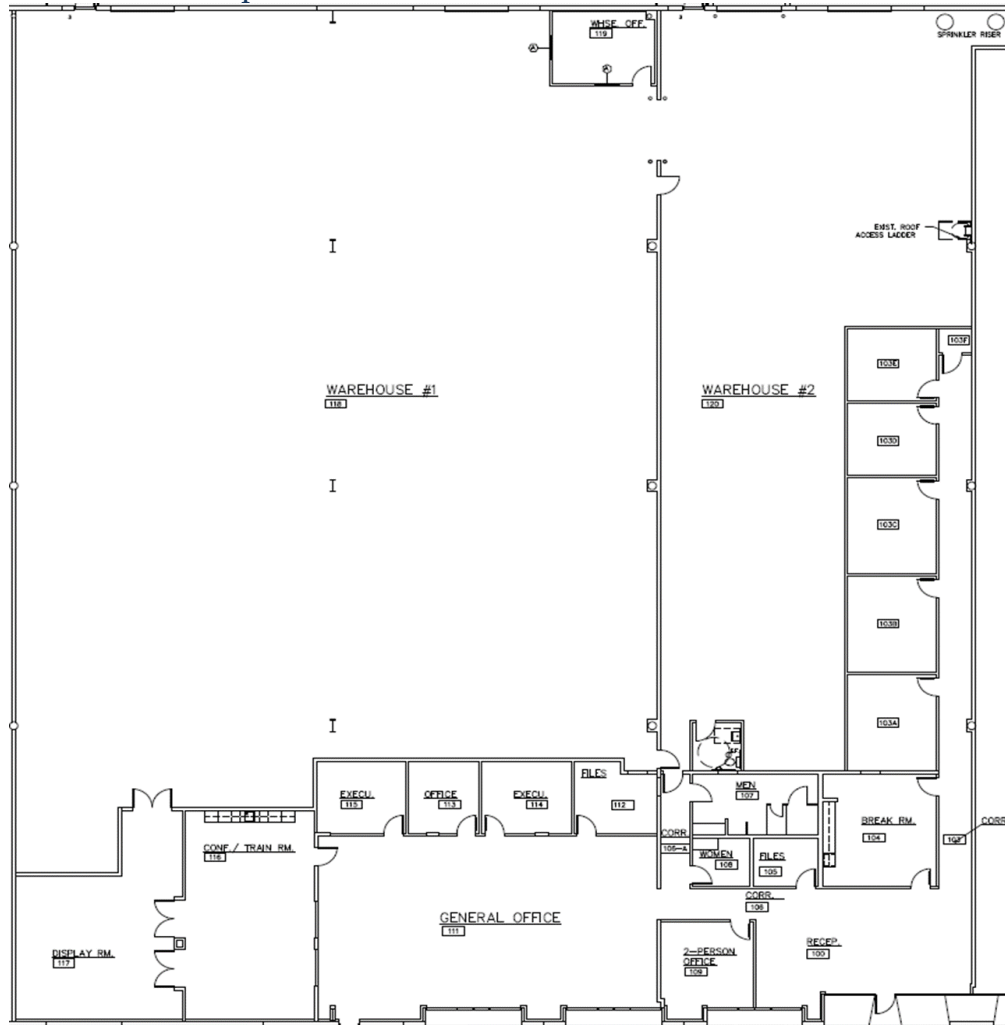
HayJones.com  
972.620.8850



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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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