



## VALWOOD XII

13701 HUTTON DRIVE, SUITE 100 | FARMERS BRANCH, TX

### HIGHLIGHTS

- 22,658 Total Square Feet
- Divisible to 10,181 SF
- 17,618 SF of Office
- 5,040 SF of Warehouse
- 100% HVAC
- 2 Dock High
- Heavy Power
- 3.66:1,000 Parking Ratio
- Prime Location – Easily Accessible from I-35E, Hwy 635, and President George Bush Tollway (PGBT)



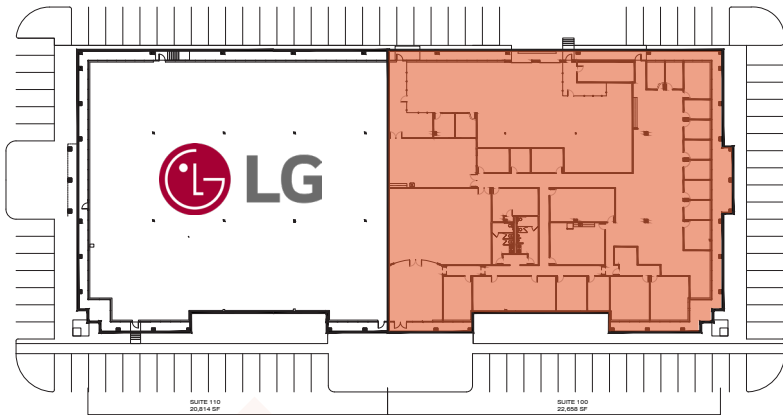
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**STREAM**

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13701 HUTTON DRIVE | FARMERS BRANCH, TX



**SUITE 100 | 22,658 SF AVAILABLE**



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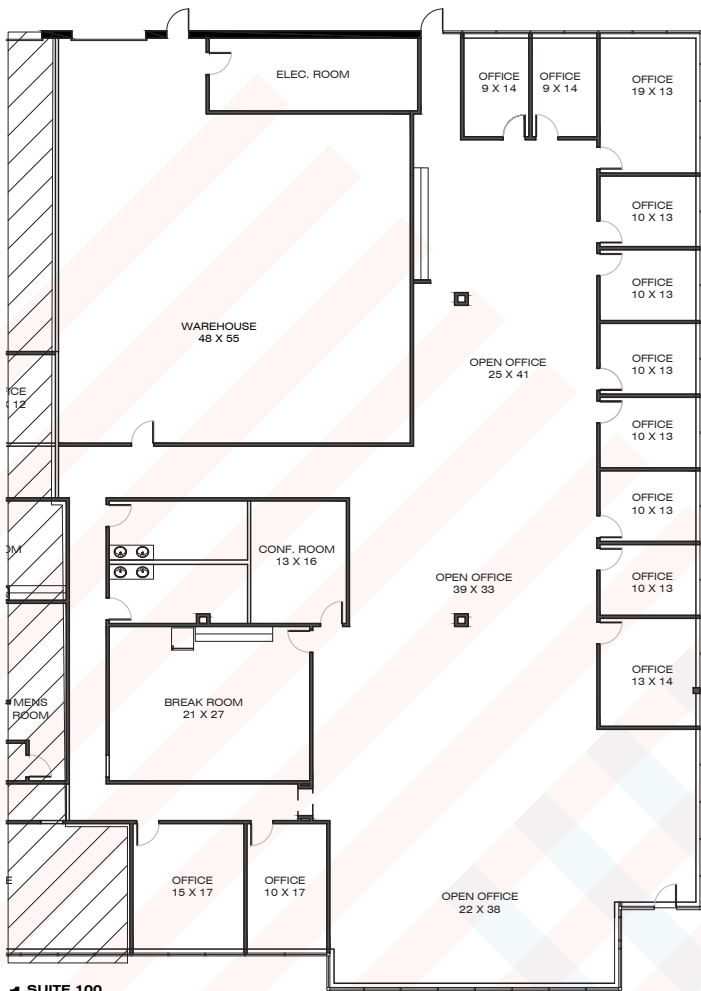


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## CONCEPTUAL SUITES

### SUITE 100 | 12,477 SF



### SUITE 105 | 10,181 SF

