

VALWOOD SERVICE CENTER I & II

Small to Medium Size Tenants • Mid to High Finish Office/Flex/Warehouse Space
Diplomat Drive • Valwood Business Park • Farmers Branch, Texas
160,000 SF total building area • 5,200 SF to 90,000 SF contiguous

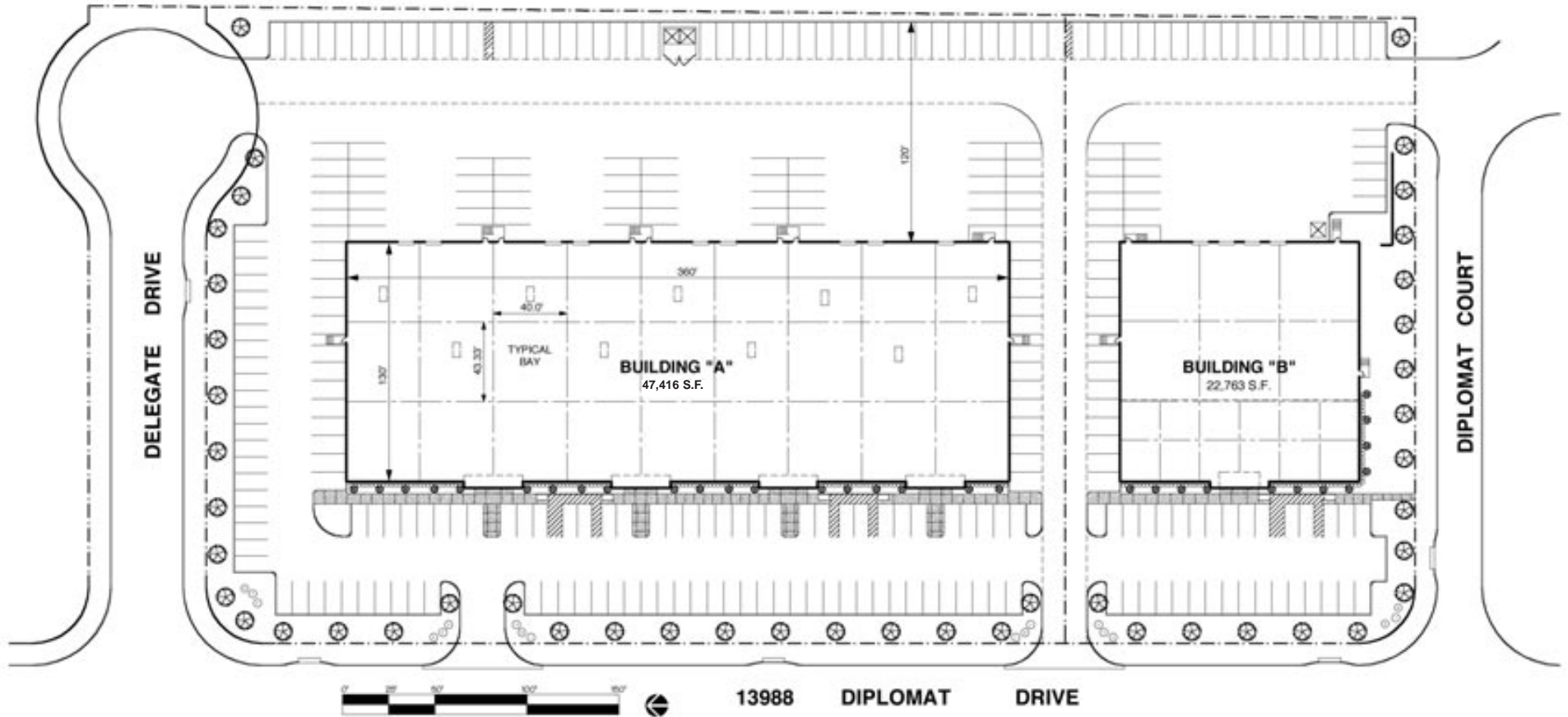


Developed and Leased by VSC Partnership
a joint venture of

FOCUS SERVICE GROUP & **NICHOLAS CO.**

VALWOOD SERVICE CENTER I

13988 Diplomat Drive

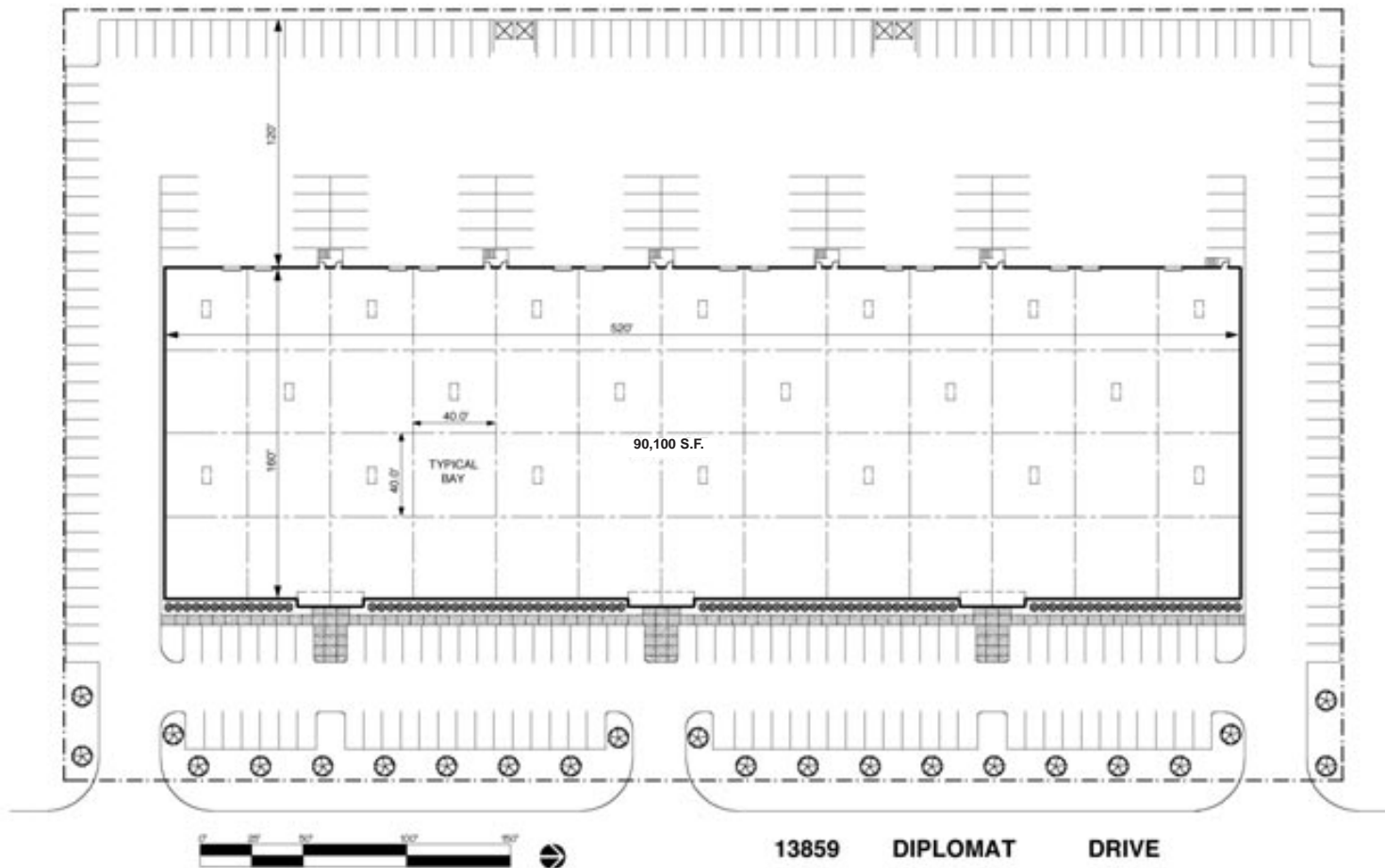


BUILDING FEATURES

- distinctive office facade
- abundant parking - up to 100% office
- attractive landscaping
- secure net fiber-optics
- grade level front office entry
- dock-high rear loading
- fully sprinklered
- skylights
- 22'+ clear height
- 130'-160' building depth
- 120' deep truck court
- finish to tenant requirements

VALWOOD SERVICE CENTER II

13859 Diplomat Drive

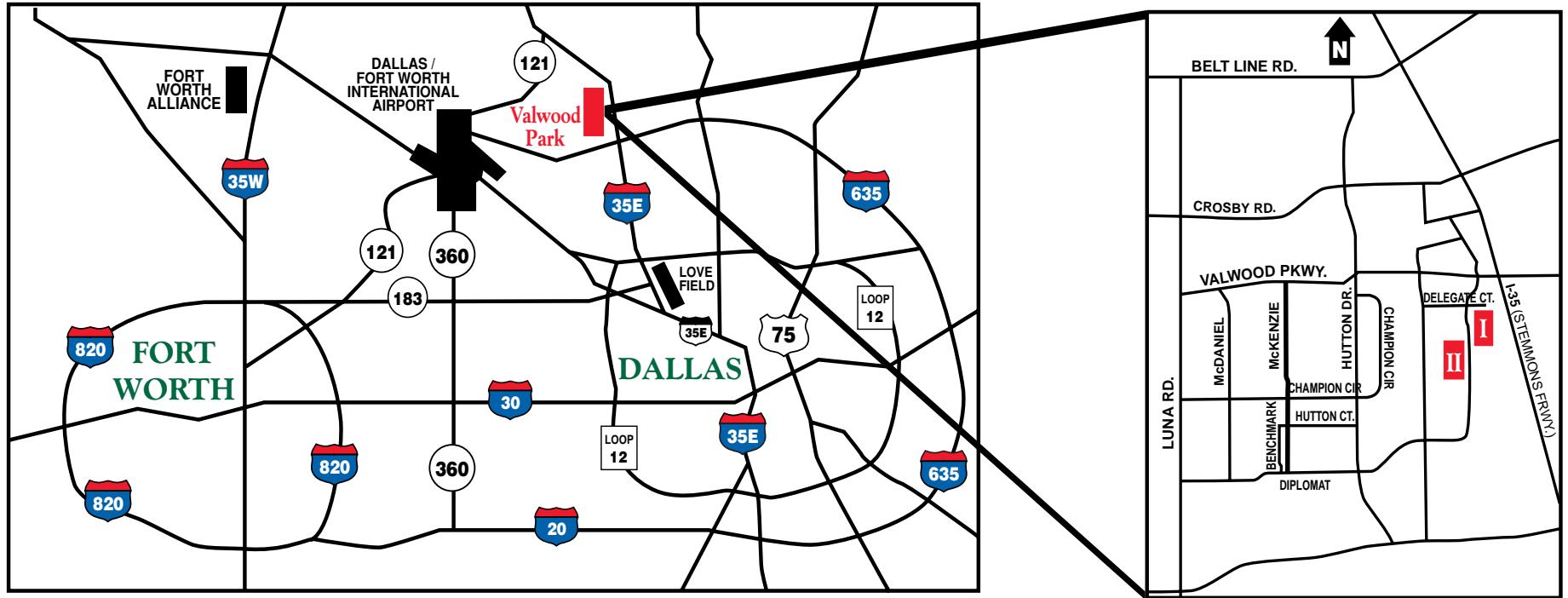


SITE FEATURES

- Strategically located equidistant between DFW International Airport and North Dallas/Plano
- Convenient access to I-35 via Valwood Parkway; or, to I-635 via Luna Road
- Desirable location within minutes of restaurants, shopping, hotels, banking, health facilities and recreation centers
- Easily accessible to residential areas
- Quality controlled business park environment
- DART bus service

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13859 - 13988 Diplomat Drive
Valwood Business Park
Farmers Branch, Texas



For Leasing Information Contact: Weldon Davis or Nick Nicholas
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