

11496 LUNA RD

CROWN PLAZA III

Crown Plaza III
11496 Luna Rd
Farmers Branch, TX 75234



AVAILABLE FOR LEASE

Presented by:

Daniel Shin

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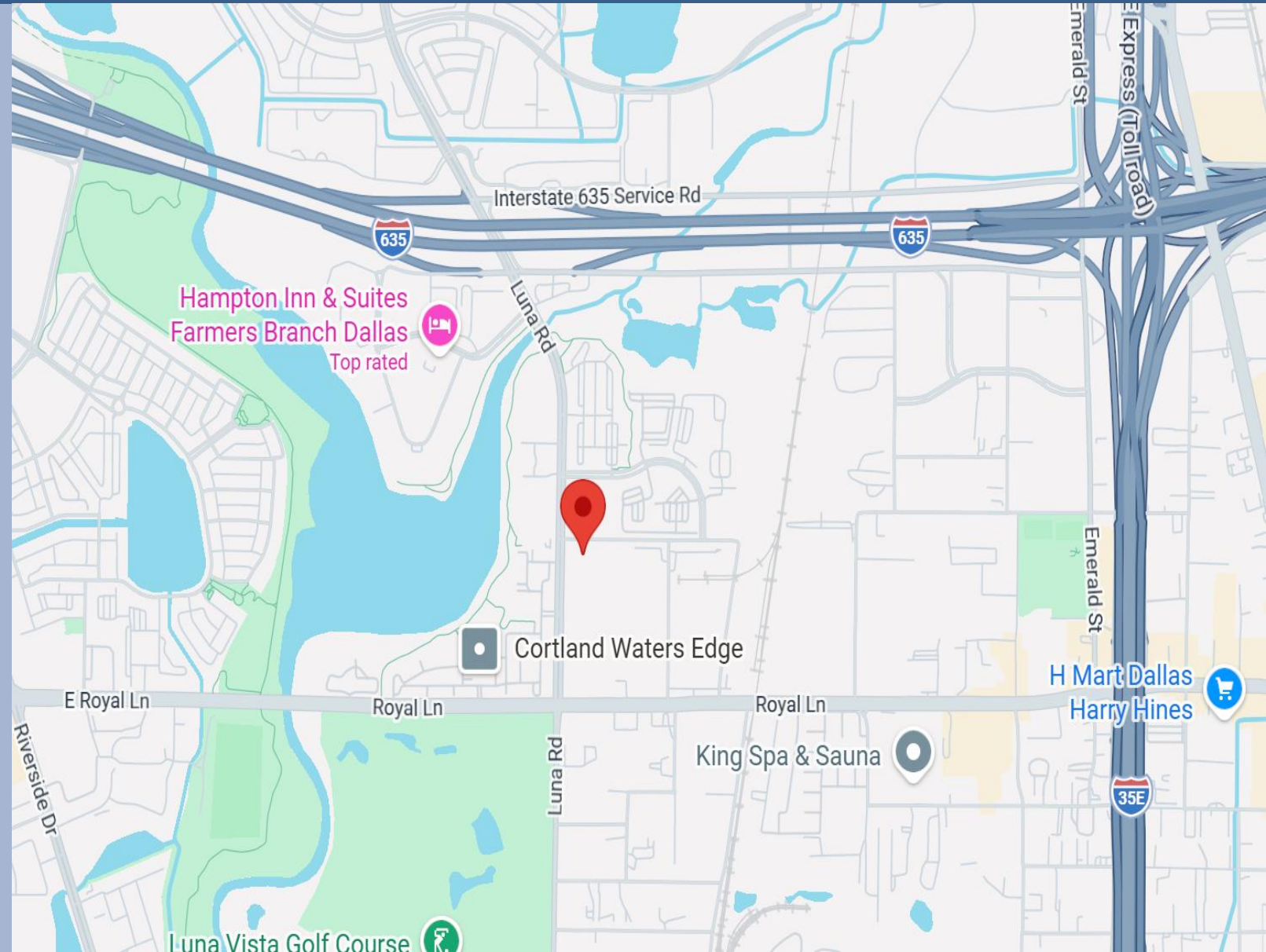
Executive Summary

Crown Plaza III is a well-maintained, professionally managed one-story office building located in the highly accessible Las Colinas / Farmers Branch submarket within the DFW metroplex. The property offers a clean, professional business environment with flexible floor plans suitable for a variety of office users.

Significant capital improvements have been recently completed, including upgrades to HVAC systems, common areas, and building interiors, positioning the property as a competitive and attractive office solution in the market. With excellent access to both LBJ Freeway (I-635) and I-35 via Luna Road and Royal Lane, and its proximity to both DFW International Airport and Dallas Love Field, Crown Plaza provides exceptional connectivity for tenants and visitors.

Property Summary

- **Property Type:** Retail Office Center / Flex
- **Building Size:** 31,225 SF
- **Land Size:** 5.02 Acres
- **Year Built:** 1982
- **Parking:** 117 spaces (3.75/1,000 SF)
- **Frontage:** Approx. 55' on Harry Hines Blvd
- **Zoning:** Z236



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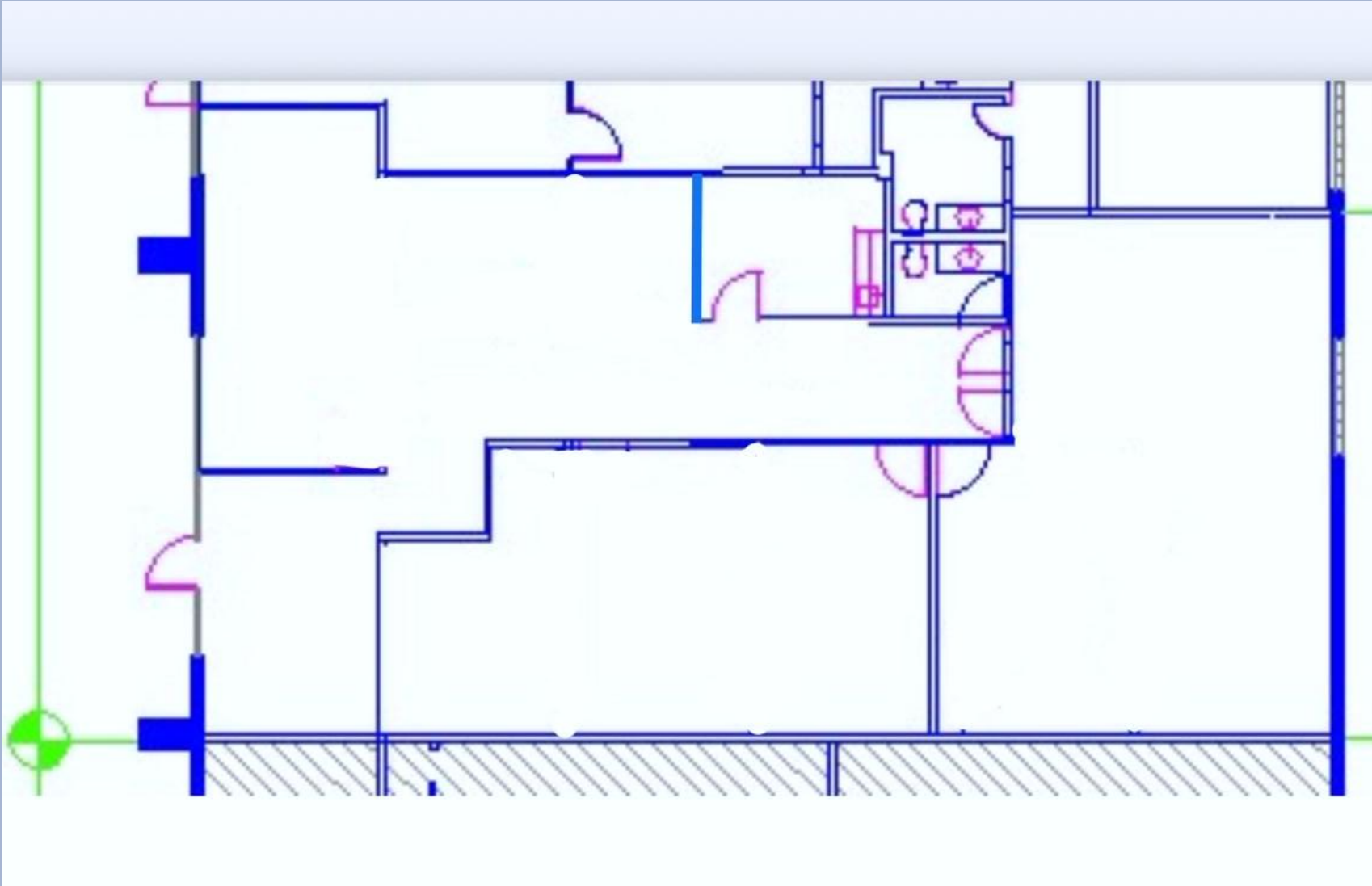
PICTURES /
EXTERIOR



11496 Luna Rd

Crown Plaza III

FLOOR PLAN



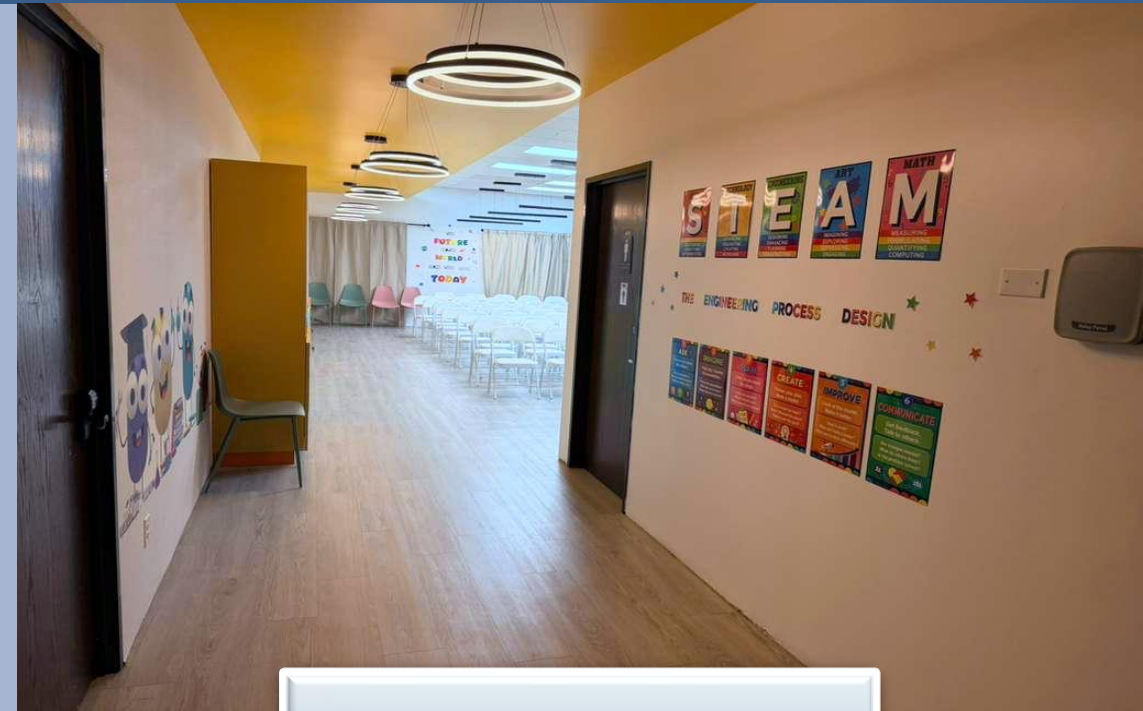
Suite 500

1st Floor

2,731 SF

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Crown Plaza III PICTURES / INTERIOR SUITE 500



Suite 500
1st Floor
2,731 SF

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Crown Plaza III PICTURES / INTERIOR SUITE 500



- Features:*
- ✓ All new flooring
 - ✓ New painting
 - ✓ New HVAC system
 - ✓ New modern lighting



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FOR MORE INFORMATION
PLEASE CONTACT:

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