



CITADEL PARTNERS

Real Estate Advisors

15770 North Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 980-2800

300 Throckmorton Street, Suite 560
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com



2120 Hutton Drive, Suite 700

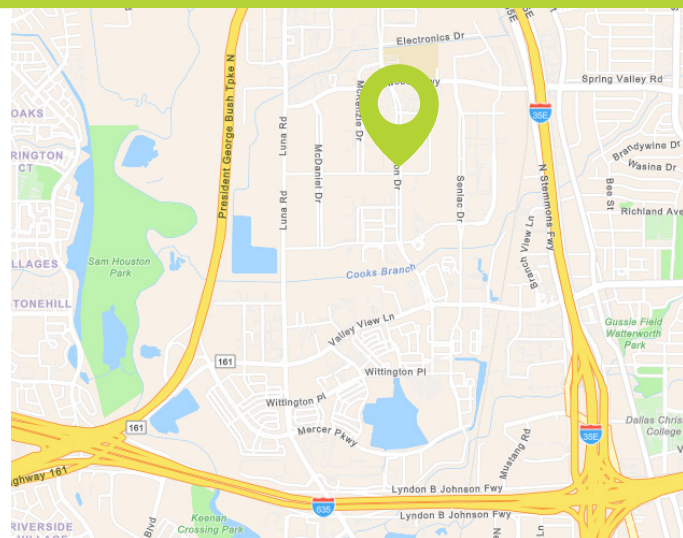
Carrollton, TX 75006

VALWOOD SUBMARKET

For Sublease

PROPERTY HIGHLIGHTS

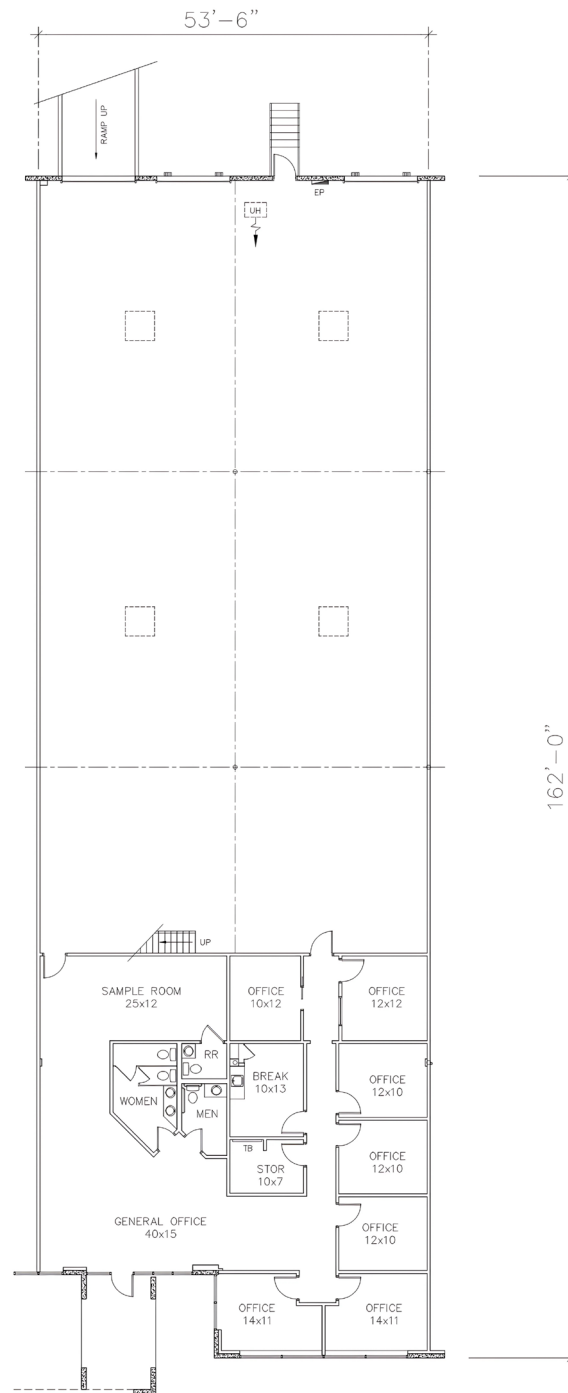
- Total Building Size: 63,300 SF
- 8,393 SF Available
- Available Immediately
- Two (2) Dock High Overhead Doors
- One (1) Ramp
- Clear Height: 18'
- Stained and Polished Concrete Office Floors
- Expires: February 28, 2028
- Seven (7) Private Offices
- +/- 2,693 SF of Office Space with New HVAC Unit



2120 Hutton Drive, Suite 700

Carrollton, TX 75006

VALWOOD SUBMARKET



**CITADEL
PARTNERS**

Real Estate Advisors

Paul Clarkson Senior Advisor
(972) 980-2869 o | (972) 369-6893 c
PClarkson@CitadelPartnersUS.com

Grant Rickertsen Associate Advisor
(972) 918-3396 o | (563) 219-3576 c
GRickertsen@CitadelPartnersUS.com