



★ 8% Co-broker Commission Rate

2100 Tower: **Value-Driven Office Space** **at I-635 & I-35E**

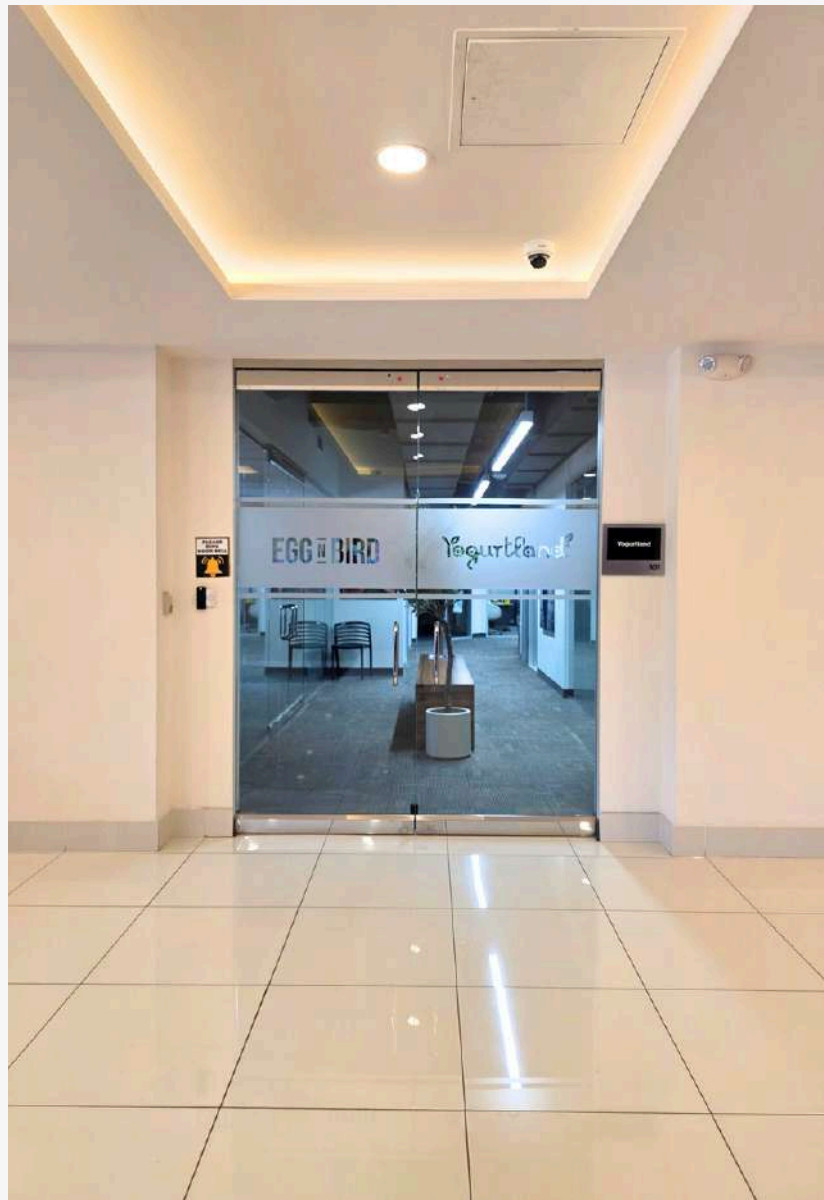
2100 Valley View Ln, Farmers Branch, Texas 75234

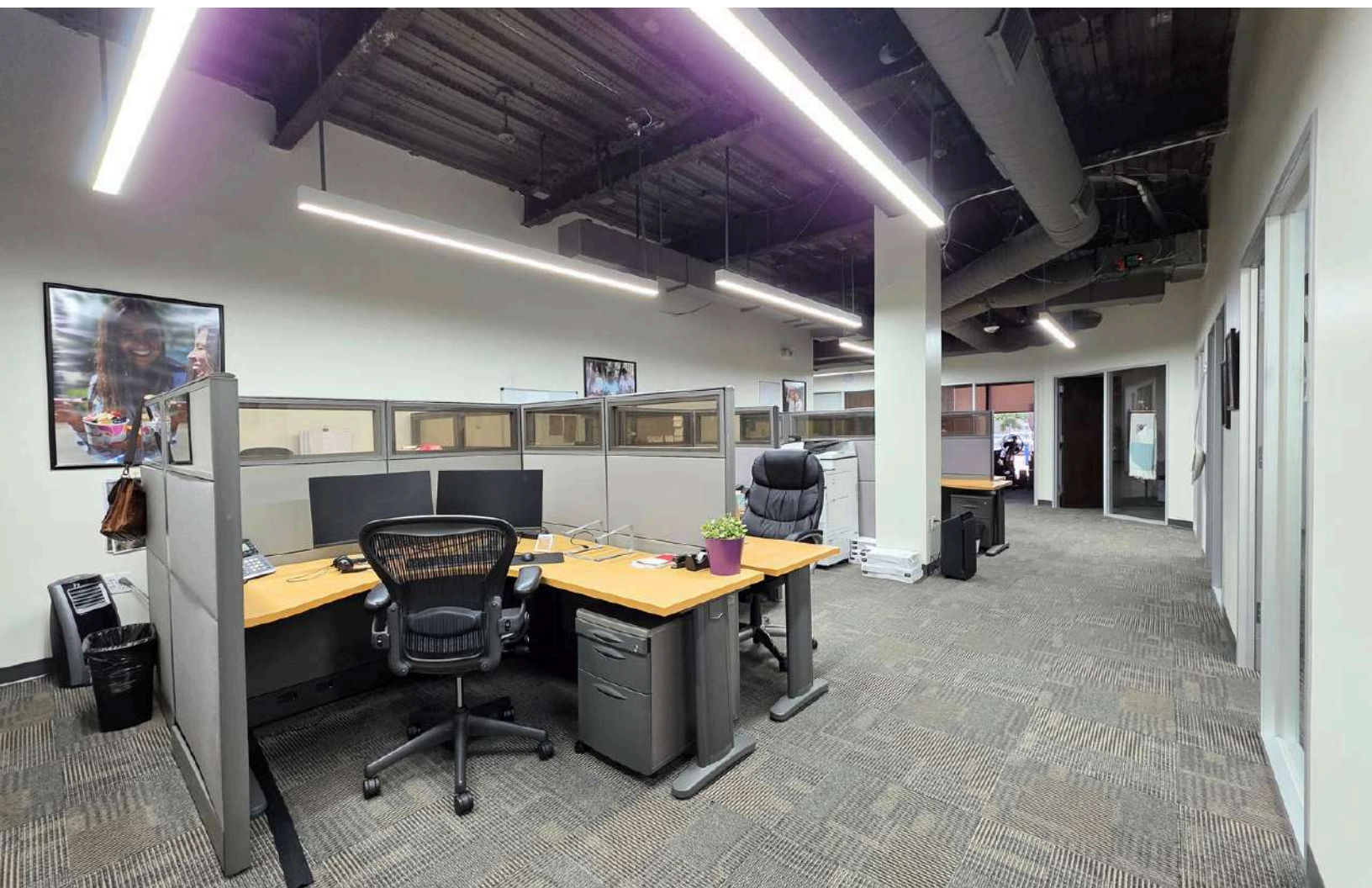
[Virtual Tour](#)

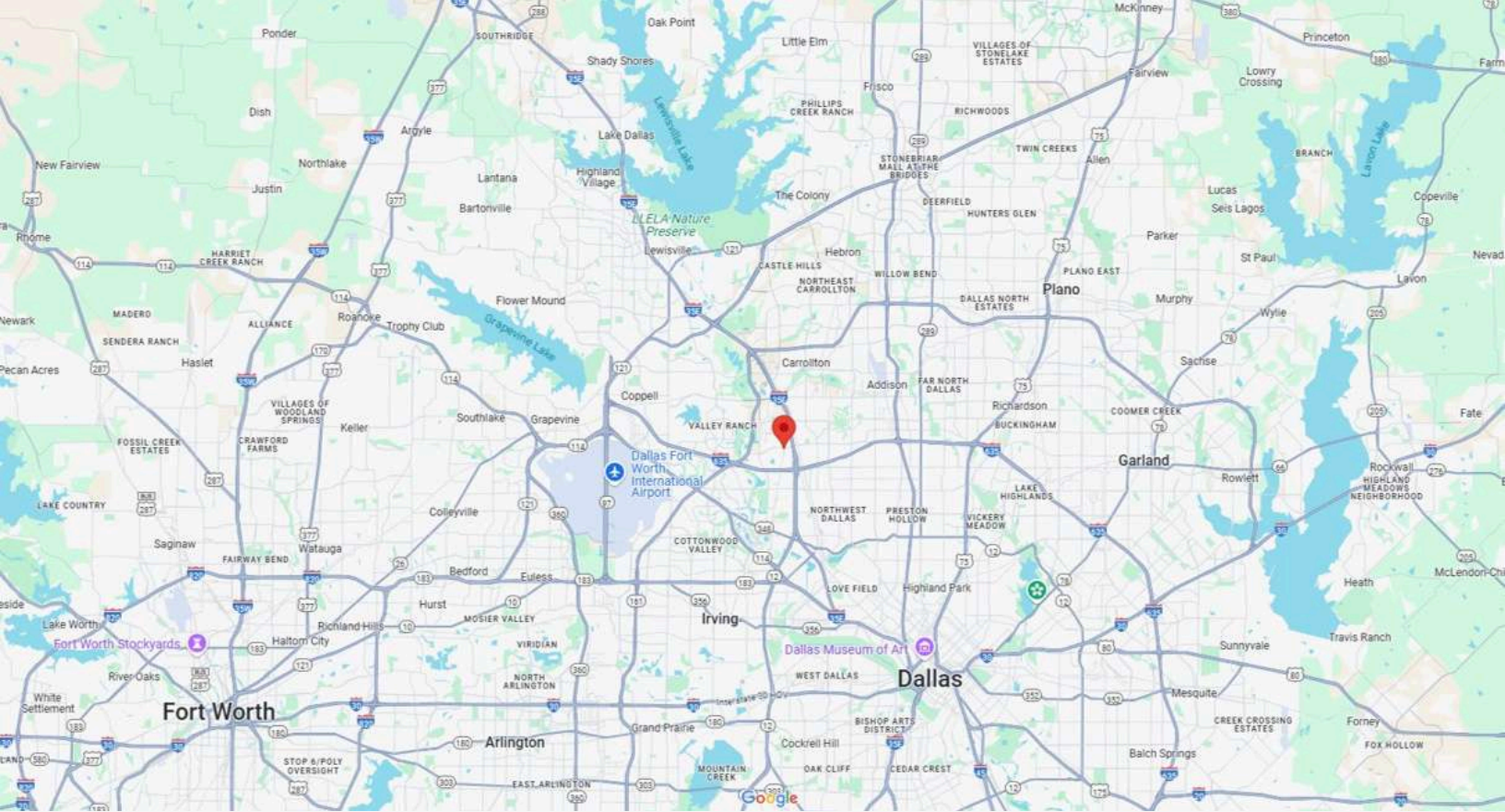
EXECUTIVE OVERVIEW

Located on Valley View Ln in Farmers Branch, **2100 Tower** is ideally situated at the northwest quadrant of two major freeways: I-635 and I-35E. The location enables easy access to the DFW Metro at large through its interconnected freeway and highway systems. The property feels insulated from the noise and bustle of the busy Metro, while maintaining its accessibility to all points on the map.

The site is nearly identical in time of travel to DFW Airport and Love Field Airport, both under 20 minutes drive. Whether it's grabbing lunch, running errands, or meeting with clients, tenants enjoy unmatched convenience. The building's clean and professional image, flexible space options and pricing, make this property ideal for a variety of small and medium-sized businesses.







PROPERTY PROFILE

**2100 Valley View Ln
Farmers Branch, TX 75234**

Rental Rate: \$17.00/sq ft, Full Service Gross

Building Size: 61,567 sq ft, situated on 2.99 acres

of Floors: 4 floors

Available Space: 1,620 sq - 3,683 sq ft available

- Suite 101 - 3,031 sq ft
- Suite 301 - 1,620 sq ft
- Suite 330/340 - 3,683 sq ft - [Virtual Tour](#)
- Suite 410 - 1,629 sq ft
- Suite 450 - 1,865 sq ft

Year Built: 1981, renovated 2002

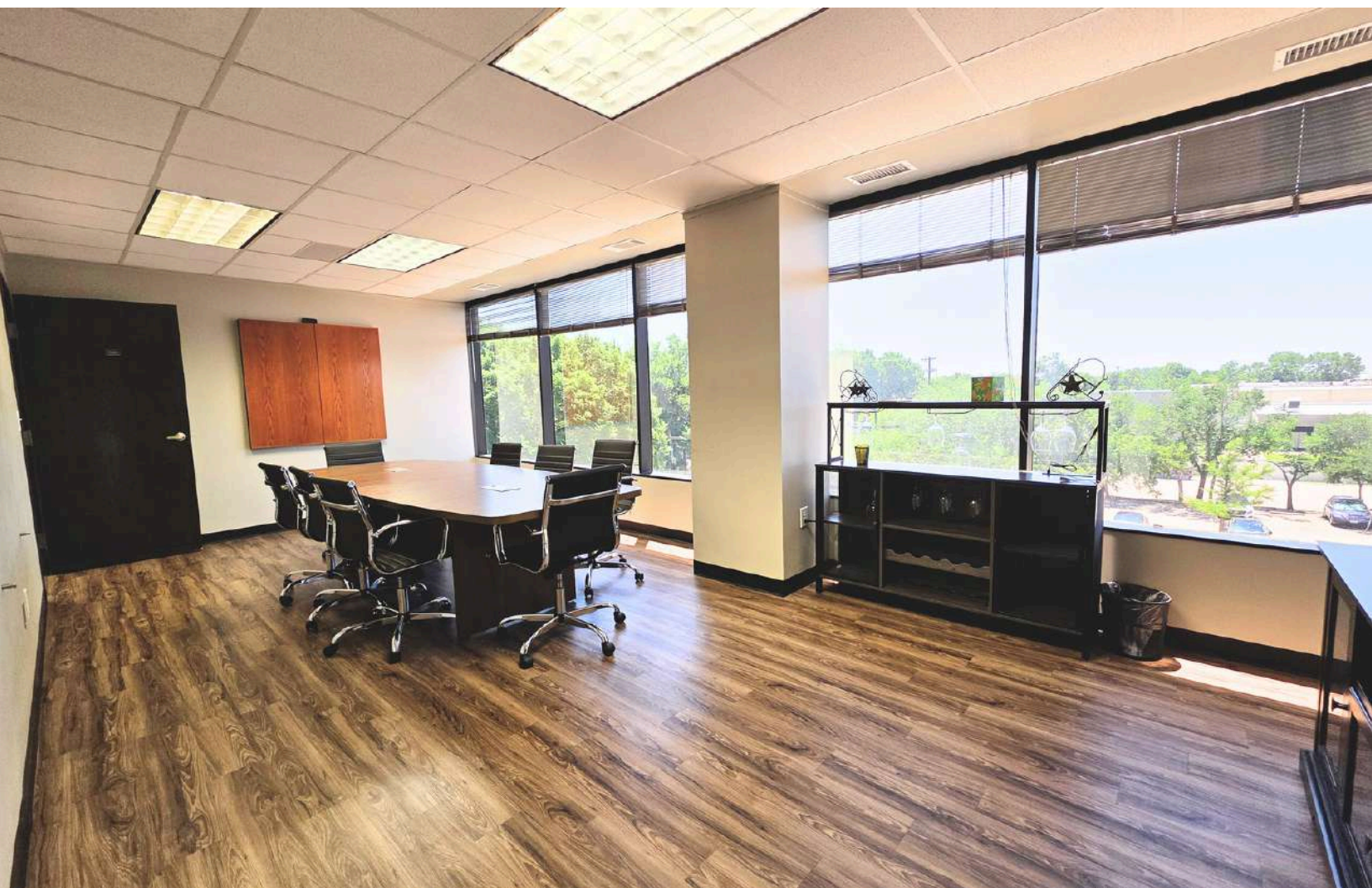
Parking Ratio: 3.25:1,000 sq ft

Proposed Uses: Offering various offices uses

- Traditional office
- Creative office
- Medical office
- Co-working space

Building Features:

- Clean, updated lobby and common areas
- Turn-key spec suites for quick move-in
- Office suites with glass entries
- Central location in DFW Metro
- Abundant parking for staff & customers
- Easy access to I-635 and I-35E freeways
- 13 - 17 minutes drive from DFW Airport and Love Field Airport, respectively
- **8% Co-broker commission rates**

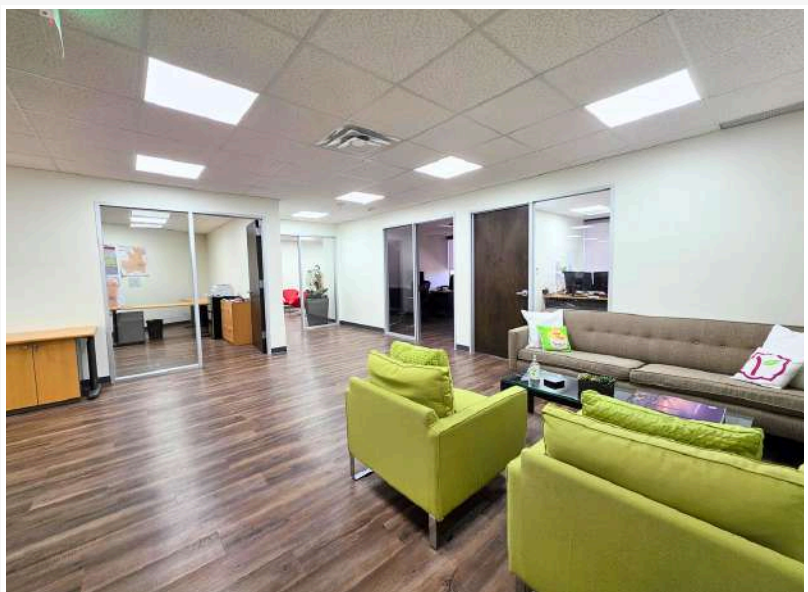
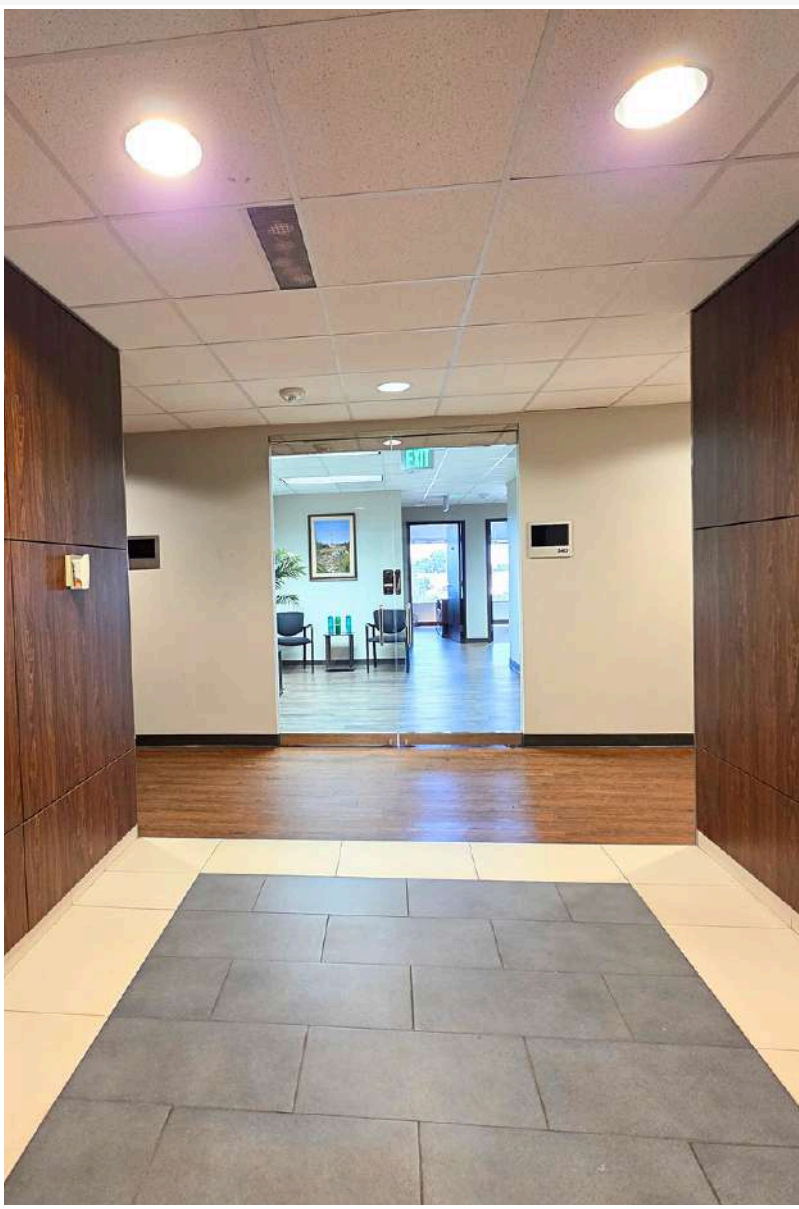
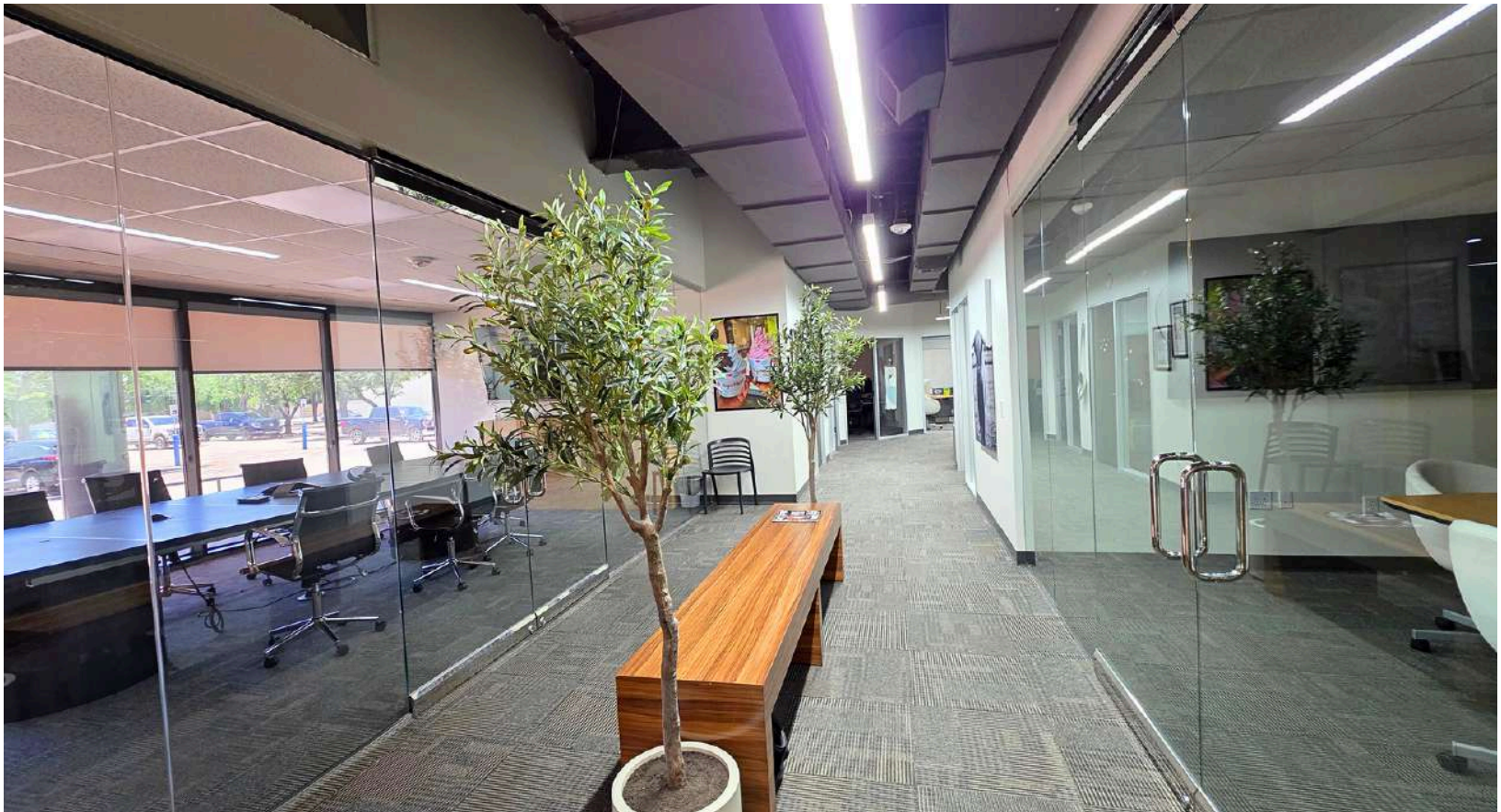




PROPERTY HIGHLIGHTS

**2100 Valley View Ln
Farmers Branch, TX 75234**

- ✓ **Zoned for Flexibility** — Permitted for office, medical, wellness, and special-purpose uses within a Planned Development (PD) zone
- ✓ **Suite Options From 1,620–3,683 sq ft** — Multiple available spaces under 4,000 sq ft, providing small-to-medium sized companies a high-quality building in a central location
- ✓ **High Visibility & Access** — Positioned on Valley View Ln, the building is easy to identify and access, a short commute to adjacent cities and transportation hubs
- ✓ **Strong Demographics** — With a population of 275,000 within 5 miles, Businesses can tap into a dense and accessible employee base
- ✓ **Ample Surface Parking** — 200 free surface level parking spaces at a generous 3.25/1,000 sq ft ratio, ideal for client-facing businesses and high-employee counts
- ✓ **Surrounded by Key Retail & Employers** — Minutes from Super Target, Starbucks, Walmart, and corporate neighbors like IBM & State Farm







2100 Valley View Ln Farmers Branch, TX 75234

View facing North

Distance to:

- Farmers Branch DART Station - 0.8 miles
- I-35E at I-635 Intersection - 1.4 miles
- Vitruvian Park - 4.2 miles
- Brinker International HQ - 6.0 miles
- IBM Innovation Center - 8.1 miles
- DFW Airport - 10.5 miles



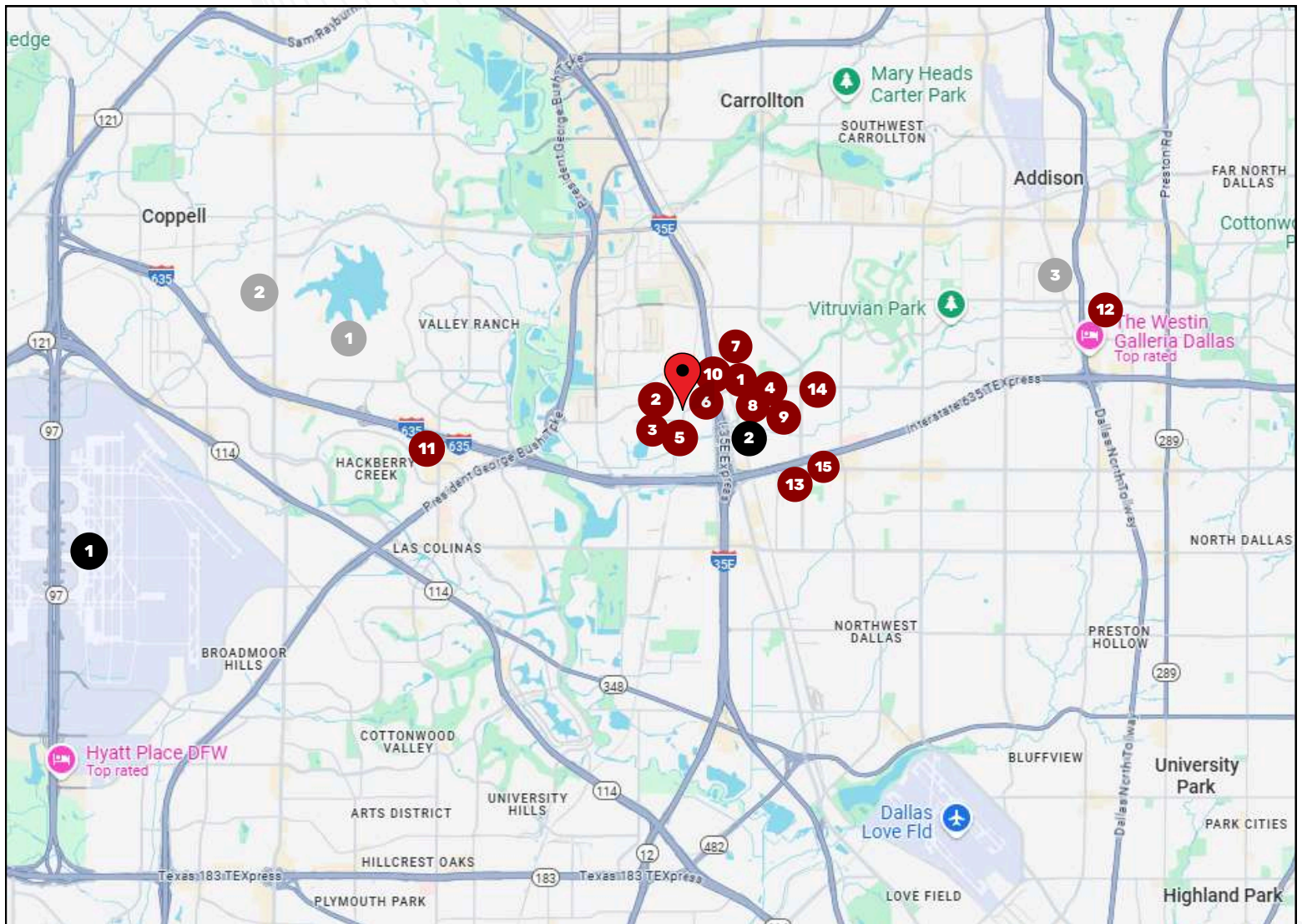
2100 Valley View Ln Farmers Branch, TX 75234

View facing East

Distance to:

- Vitruvian Park - 4.2 miles
- Galleria Dallas - 5.9 miles
- Dallas Love Field Airport - 10.7 miles
- Downtown Dallas - 14.1 miles

LOCAL AMENITIES, MAJOR ATTRACTIONS, AND TRANSPORTATION HUBS



Local Amenities

Attractions

Transportation

- | | | | |
|-------------------------------|---|---------------------------|--------------------------------------|
| 1 Starbucks | 6 Salsa Roja Grill | 11 Target | 1 Brinker International HQ |
| 2 Jin's Donuts | 7 At Fault Restaurant & Sports Grill | 12 Galleria Dallas | 2 IBM Innovation Center |
| 3 CJ's Bulgogi & Grill | 8 Starwood Cafe | 13 Home Depot | 3 Tenet Healthcare HQ |
| 4 Roots Southern Table | 9 Radici Wood Fired Grill | 14 Walmart | 1 DFW International Airport |
| 5 Crab King | 10 Chipotle Mexican Grill | 15 CVS Pharmacy | 2 Farmers Branch DART Station |

STARBUCKS



ROOTS SOUTHERN TABLE



TARGET



HOME DEPOT



GALLERIA DALLAS








VITRUVIAN PARK



VALLEY VIEW LN DEMOGRAPHICS






The Community (3-Mile Radius)

- | | |
|--|---|
|  Population (2024 Est.): 90,929 <ul style="list-style-type: none">Population Growth (3-Mile Radius, 2020-2024): 2.44% |  Households (2024 Est.): 34,417 |
|  Median Age (2024 Est.): 34.80 |  Population W/ Bachelor's Degree: 23.53% |
|  Average Household Income (2024 Est.): \$98,572 | |



Consumer Spending & Daytime Employment (1-Mile Radius)

- | | |
|---|---|
|  Total Daytime Employment: 12,869 |  Total Consumer Spending (1-Mile Radius): \$77,857,000: |
|  Largest Daytime Employment Sectors: <ul style="list-style-type: none">Retail & Wholesale Trade:<ul style="list-style-type: none"># of Businesses: 148# of Employees: 4,103Manufacturing:<ul style="list-style-type: none"># of Businesses: 60# of Employees: 3,294 | <ul style="list-style-type: none">Food and Alcohol: \$21,363,000 (highest spending category)Transportation/Maintenance: \$19,808,000Household: \$12,790,000 |





2100 Valley View Ln Farmers Branch, Texas 75234

1,620 - 3,683 SF of Office Space
Creative / Traditional / Medical / Co-Working

Contact us for more information.

ProperTx Property Information

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