



THREE HICKORY CENTRE

1801 Wittington Pl., Farmers Branch, TX 75234

“The Center of the Metroplex” In the heart of the 290-acre Mercer Crossing Mixed -Use Development



BUILDING INFORMATION

- Brand new building - Built in 2021
- 96,592 RSF Building
- Four stories with 24,148 RSF efficient floor plates
- 4.96 Acres
- Building signage available
- Available space ranging from 1,000 - 72,000 RSF



AMENITIES

- State of the Art HVAC and Energy Management System
- Abundant retail nearby
- On-site management & engineering
- Abundant surface parking available



LOCATION

- Close proximity to both DFW & Love Field Airports
- Immediate Access to PGBT, I-635, & I-35

LEASING INFORMATION

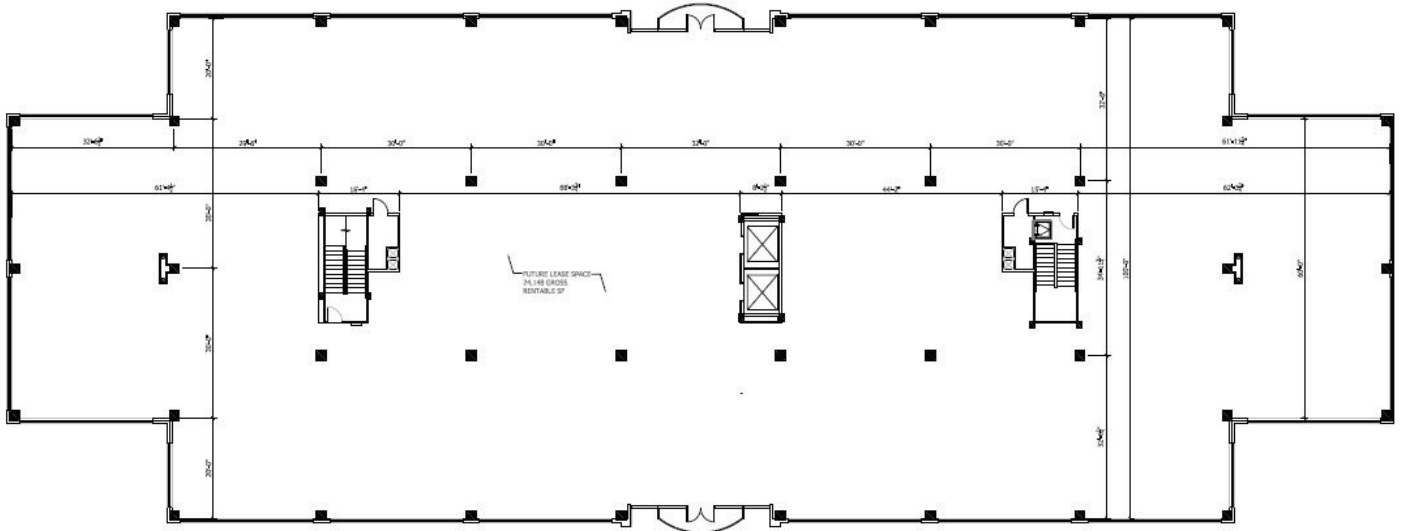
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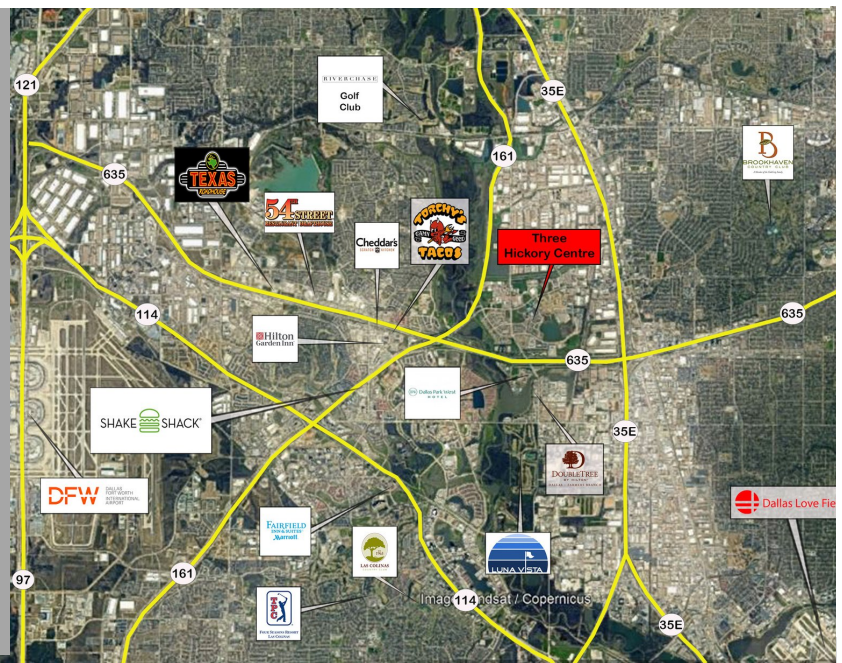


FLOOR PLATES - 24,148 RSF



NEARBY AMENITIES

- Nearby hotels: Doubletree by Hilton, The Westin, Hyatt House, Sheraton
- Nearby banks: Wells Fargo, Chase
- Many restaurants in close proximity
- Close to Brookhaven Country Club, Riverchase Golf Club, Las Colinas Country Club, TPC Four Seasons



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