



13500 Midway

OFFICE / FOR LEASE

13500 Midway Road, Farmers Branch, TX



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Farmers Branch, TX

13500 Midway is a single-story office/flex space located on the corner of Midway Road and Alpha Road. The 5 building, Class B office park has great vegetation and visibility to more than +/-64,000 VPD. It features a unique park-like setting in a prime Farmers Branch location.

Property Highlights

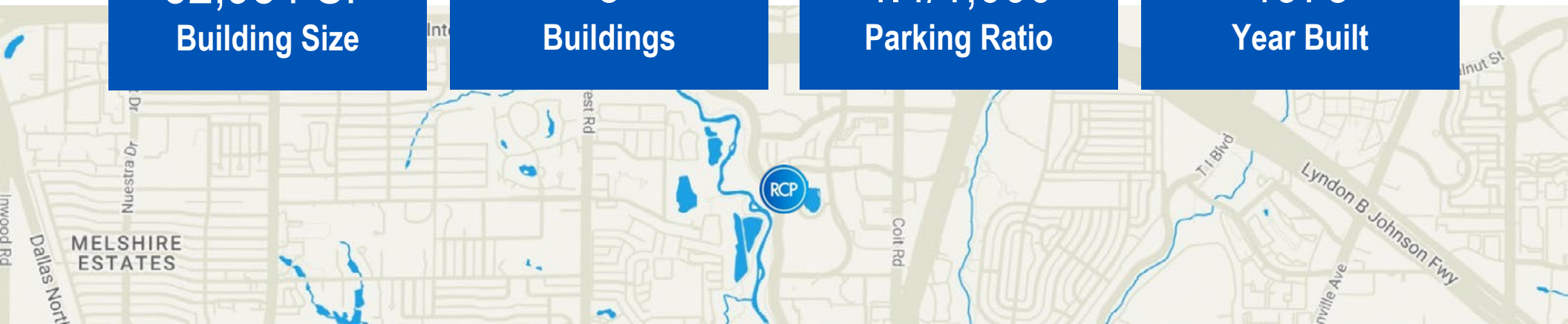
- SEC of Midway Rd and Alpha Rd
- 4.4/1,000 parking ratio
- Building and monument signage
- 52,700 VPD on Midway Road
- 12,000 VPD on Alpha Road
- Light industrial zoning (flexible uses)
- Located in the entertainment overlay for Farmers Branch

32,984 SF
Building Size

5
Buildings

4.4/1,000
Parking Ratio

1973
Year Built



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Demographics

Population:

- 1 mile: 16,314
- 3 mile: 115,112
- 5 mile: 373,516

HH Income:

- 1 mile: \$74,027
- 3 mile: \$102,484
- 5 mile: \$96,937

Availability

Building 1

- Suite 115: 1,386 SF

Building 2

- Suite 210: 1,289 SF

Building 3

- Suite 302: 5,796 SF
- Suite 340: 1,259 SF

Building 4

- Suite 410: 850 SF

See the following pages for floor plans.



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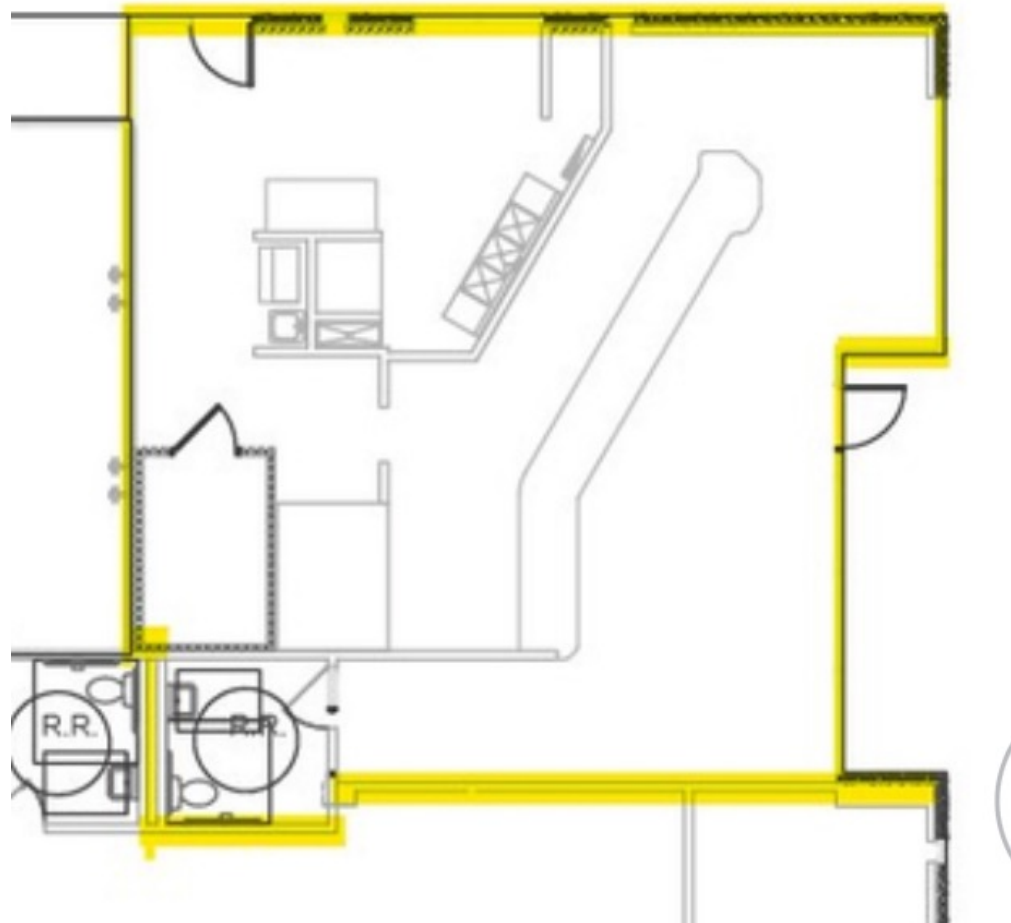
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Suite 115: 1,386 SF

- Second Gen cafe space
- No grease trap in place today
- No vent hood
- Pizza/bagel oven in place
- End cap
- Midway exposure



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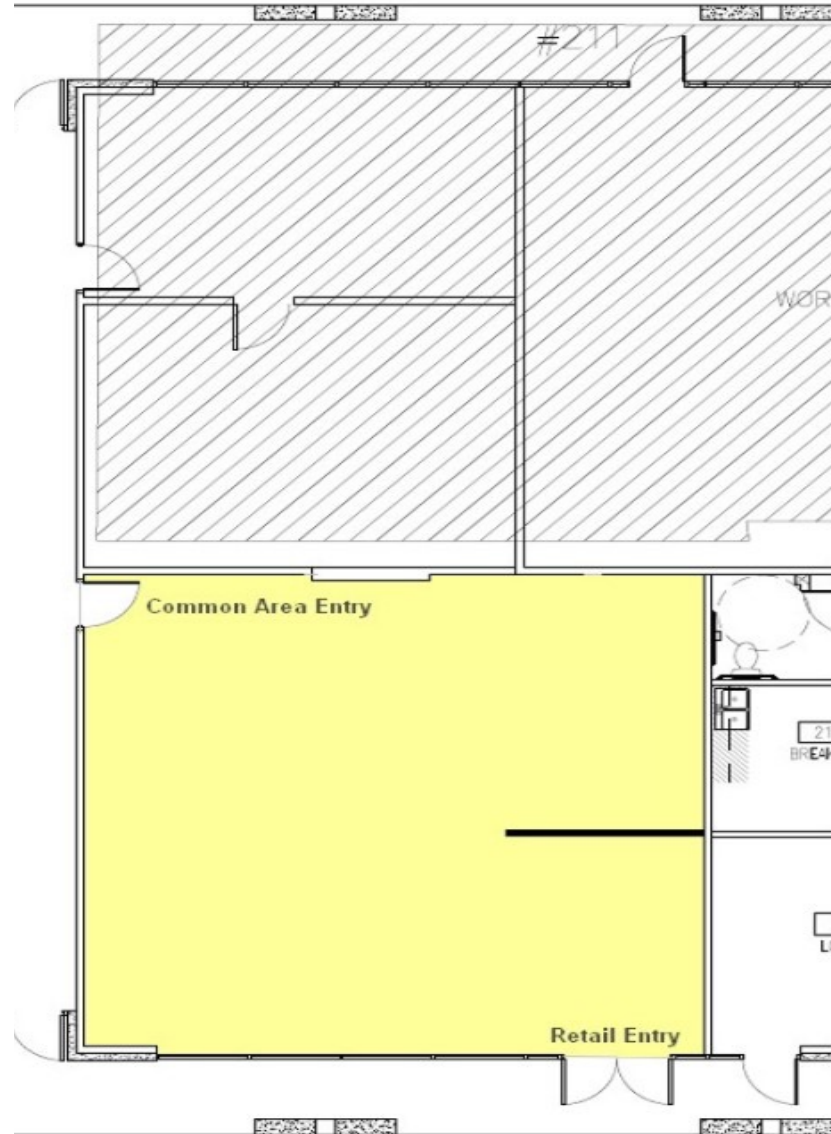
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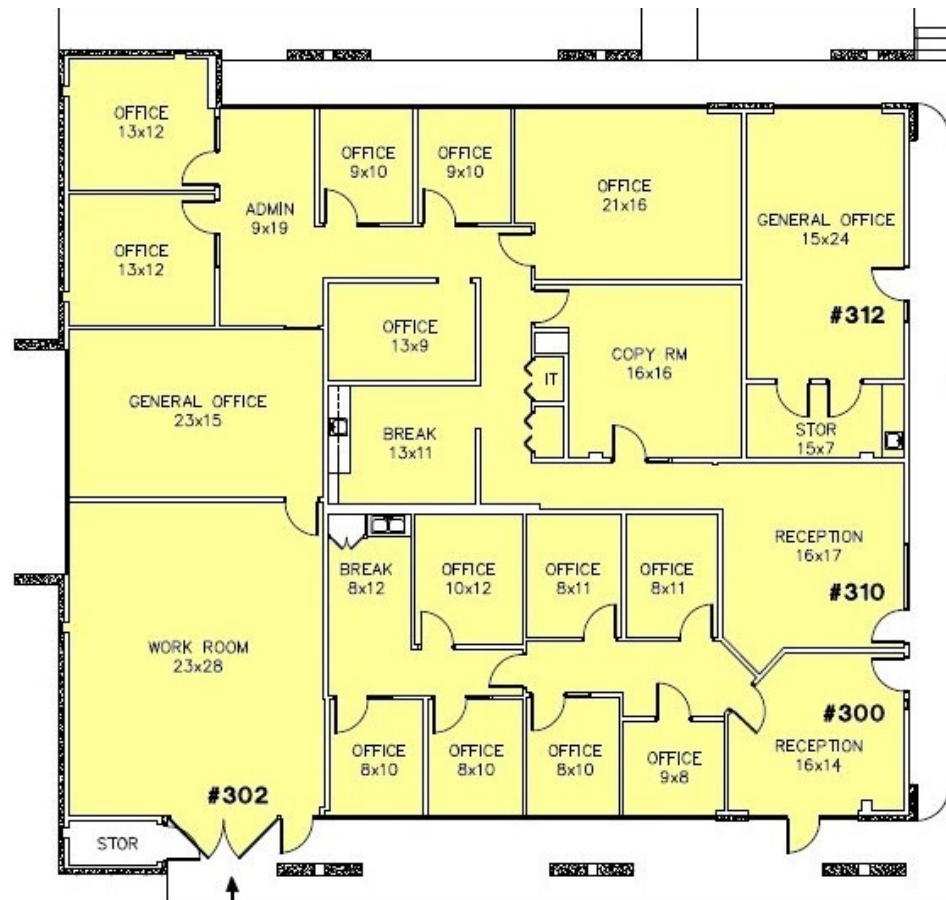
Suite 210: 1,289 SF

- Second Gen space
- Open floor plan with VCT flooring
- Retail front with Midway exposure
- Ability to add water



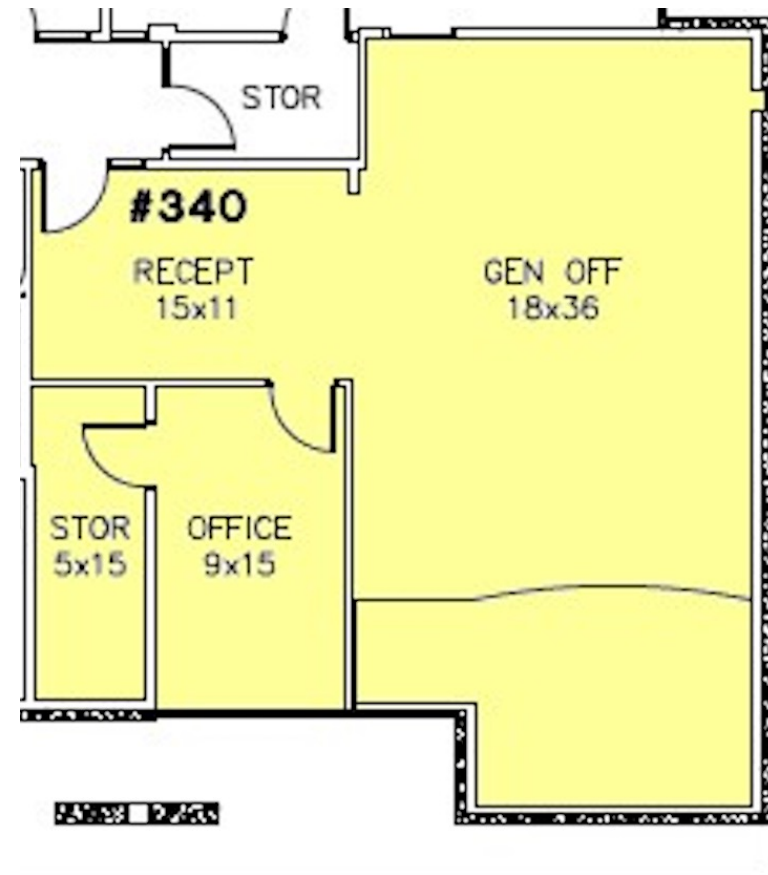
Suite 302: 5,796 SF

- Second Gen flex space
- Double door ramped loading 8'x 9'10"
- 9' drop ceiling clear height
- Ability to increase clear to 11' with open ceiling
- Exterior and interior entry options
- No overhead garage existing



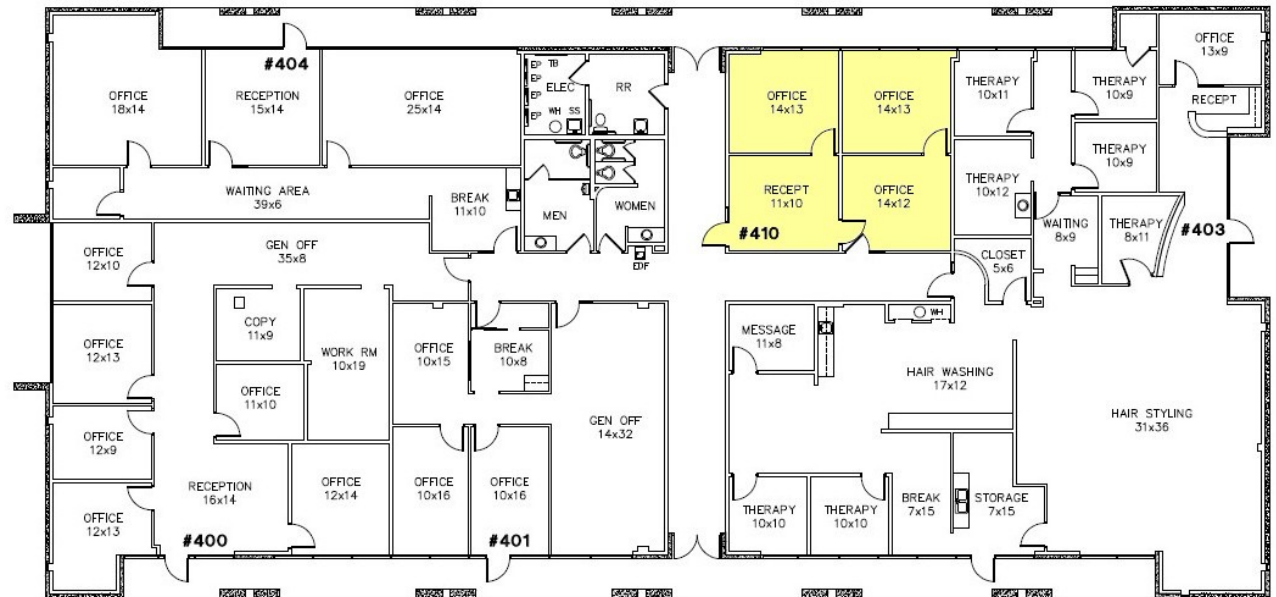
Suite 340: 1,259 SF

- Second Gen office space
- One office
- Reception area
- Open area for work-stations
- Interior entry



Suite 410: 850 SF

- Second Gen office space for separated office spaces
- Internal space courtyard views
- Available 12-1-24



FLOOR PLAN
0 5 10 20

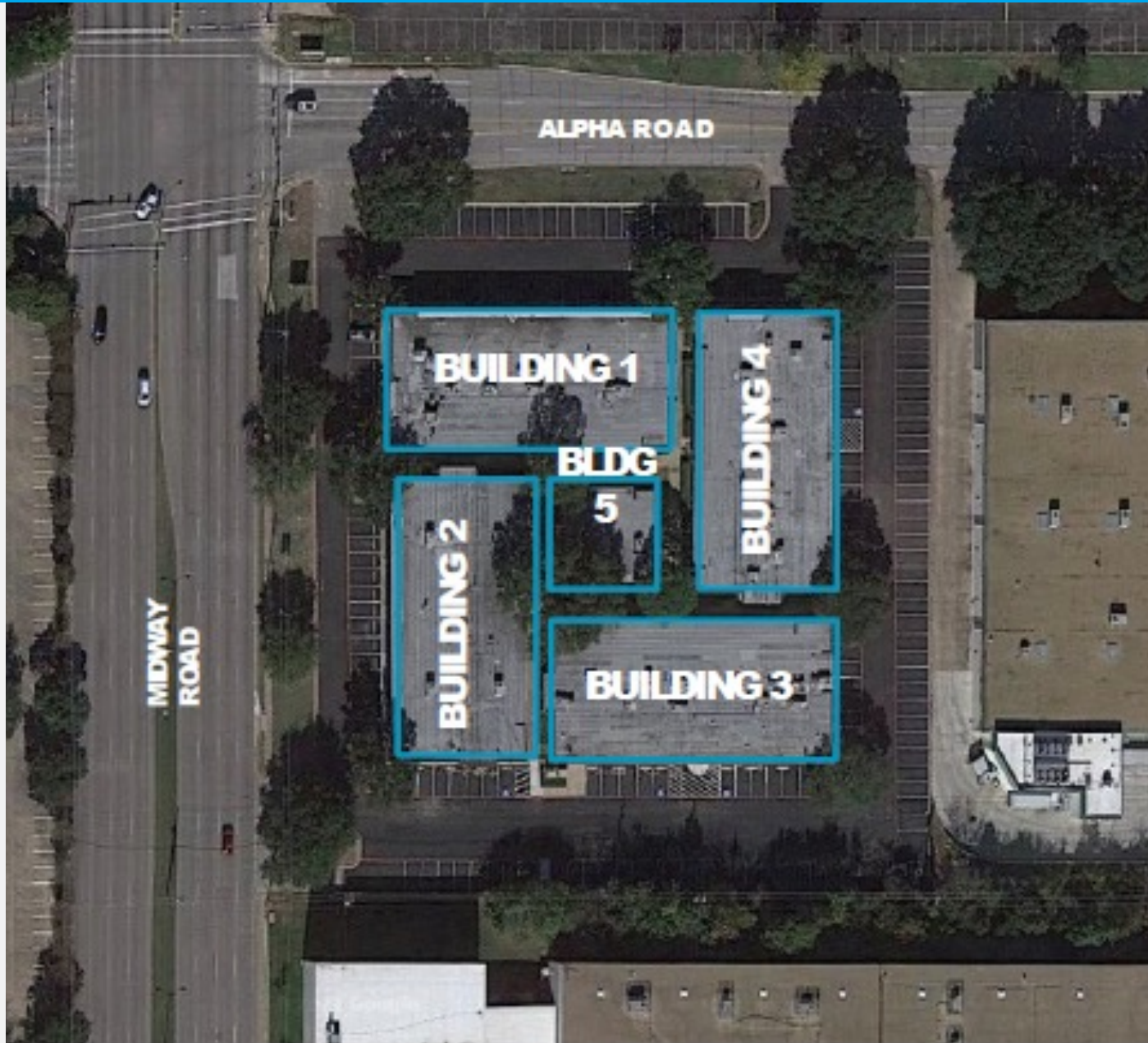
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Area Map



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