



Sales Contacts

Daniel Shin

President & Principal Broker

Daniel.shin@unitedshinryu.com

P 214-470-9724

Presented by:

United Shinryu Brokerage LLC

2828 E Trinity Mills Rd.

Suite# 340, Carrollton, TX 75006

www.unitedshinryu.com

11496 Luna Rd

Farmers Branch, TX 75234

Executive Summary

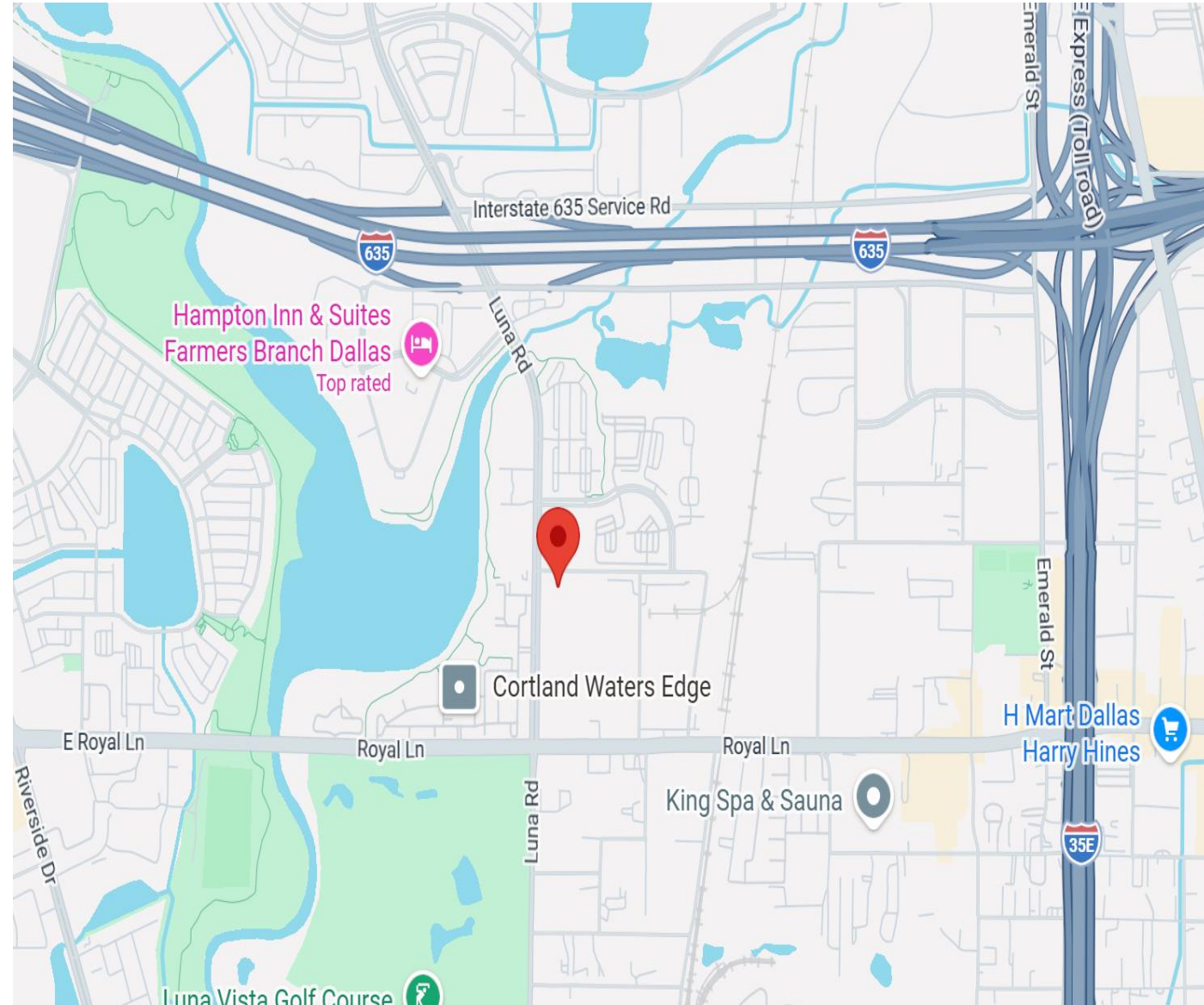
Executive Summary

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.

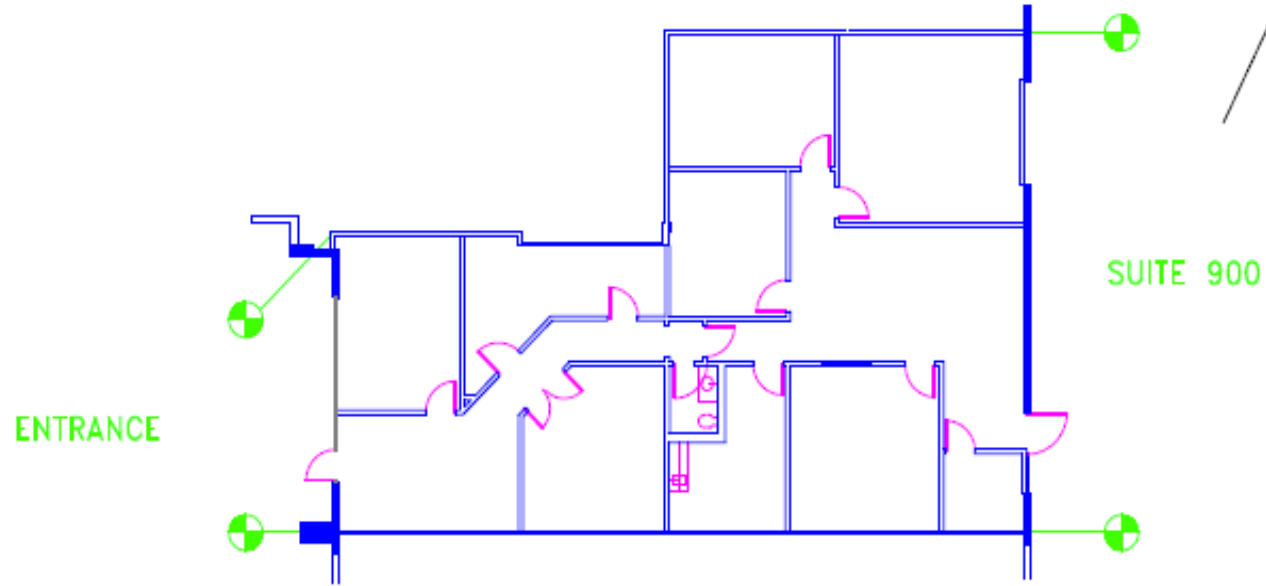
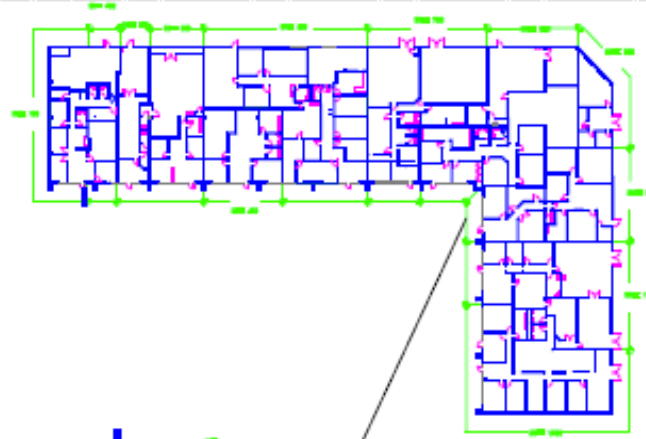
Property Summary

- **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



CROWN PLAZA
11496 LUNA ROAD
FARMERS BRANCH, TX

SUITE# 900 2895 SQFT



Suite 900

1st Floor

2,895 sqft

NORTH



NOT TO SCALE

CROWN PLAZA III



Interior

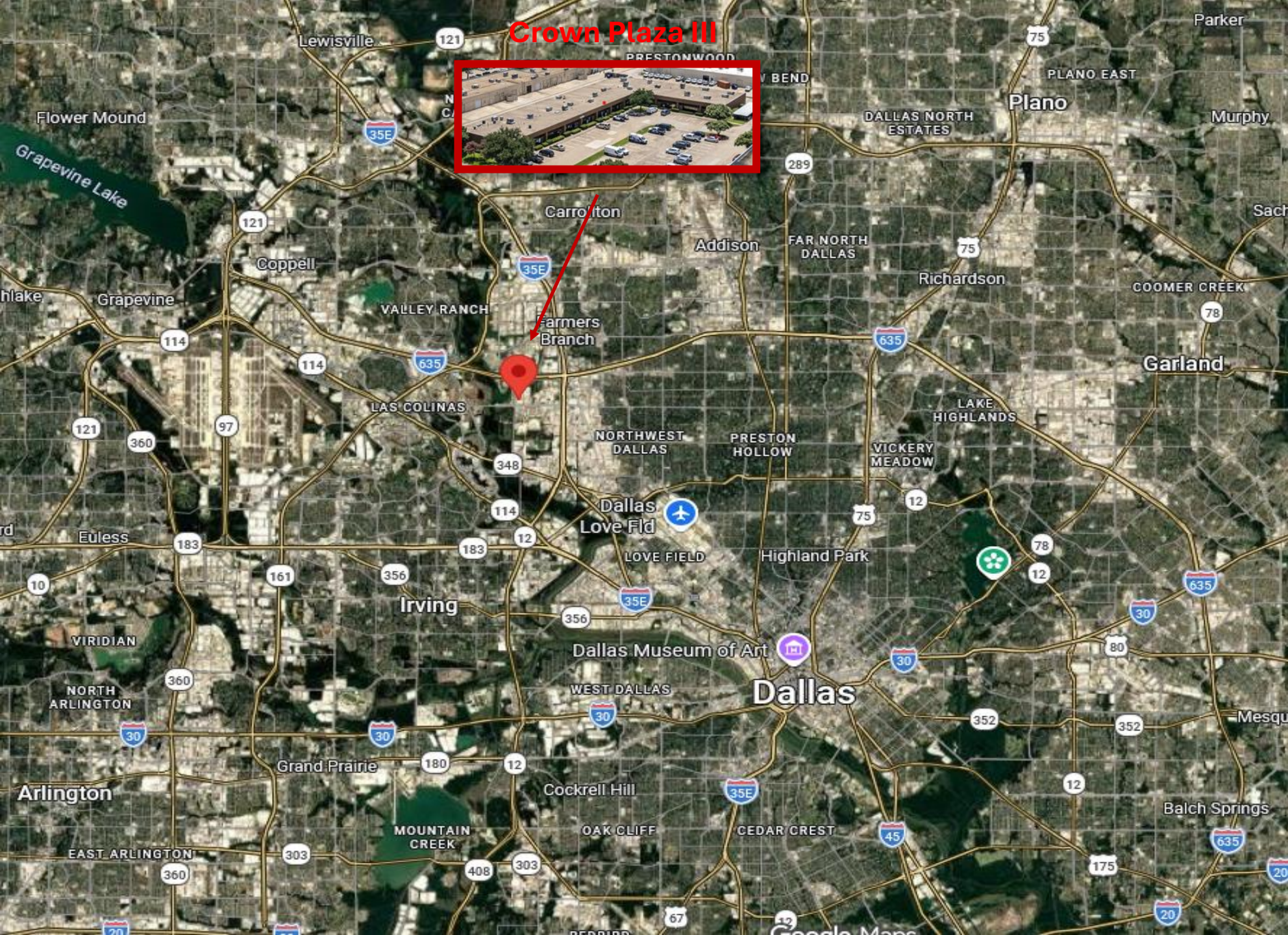


Exterior



Crown Plaza III

Aerial



Crown Plaza III

Satellite