

# FOR LEASE

Beltwood Tech - 4405 N Beltwood  
Flex / Tech Suites Available  
FARMERS BRANCH TEXAS, 75244



## 4405-4407 N Beltwood

Farmers Branch, Texas 75244

### Property Features

- Well established business park
- Diversified tenant mix
- 24/7 Tenant controlled HVAC
- Expansion flexibility from Landlord
- Efficient layouts
- Strategic access to DNT and 635
- Flex and tech spaces that have been made ready for quick deals
- Ownership warrants and maintains HVAC system
- \$11/SF IG - Best deal in N Dallas!



### Available Suites

Suite 104	1,842 SF	Suite 109	2,604 SF
Suite 102	2,601 SF	Suite 112	4,470 SF
4405 : Freestanding building		8,680 SF	



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1,842 SF - 8,680 SF  
Office/Flex & Tech  
Space Available

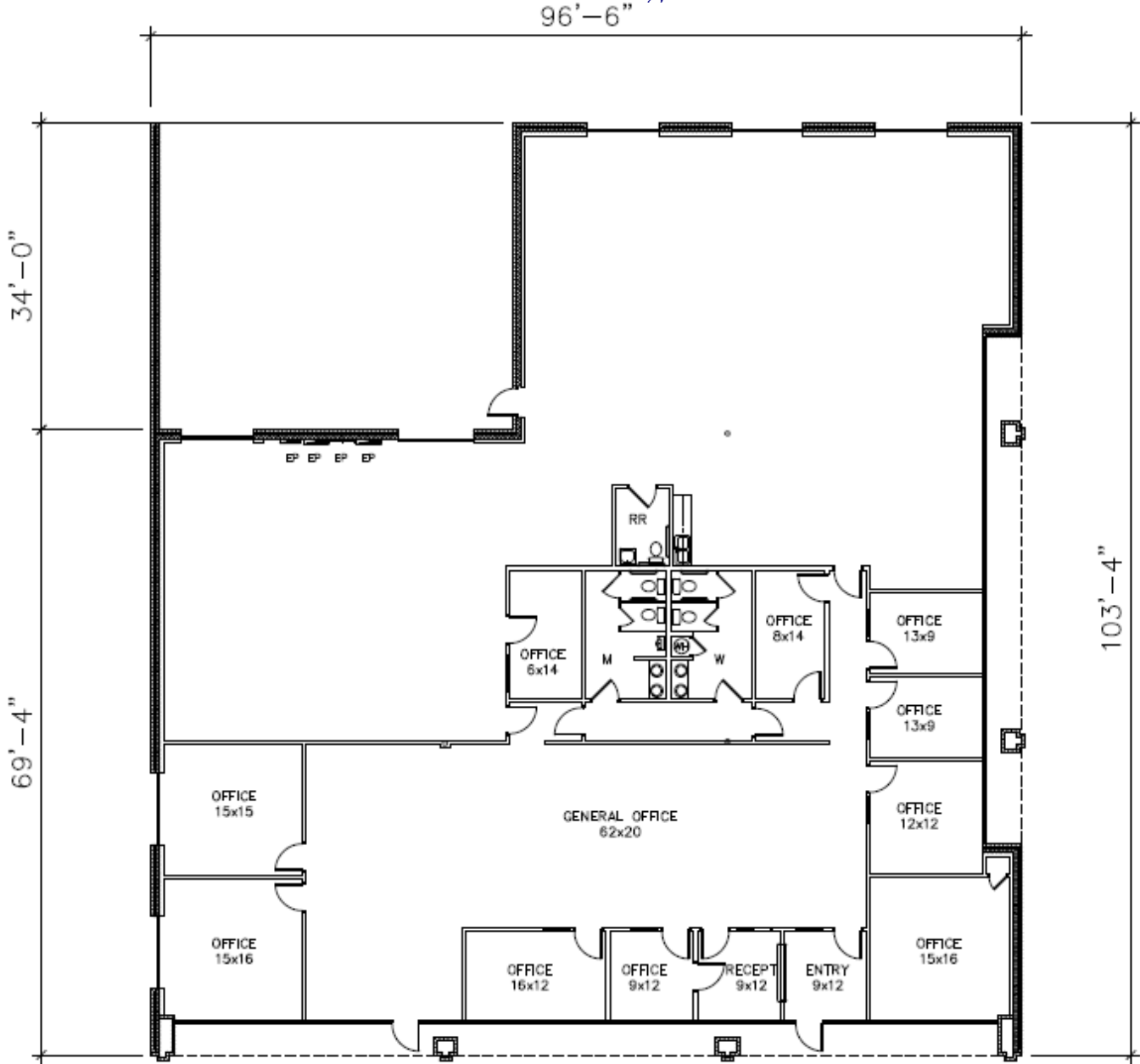
# Beltwood Tech

4405-4407 N Beltwood, Farmers Branch, Texas  
75244

4405  
8,680 SF

*Free standing building*

- *Grade level loading*
- *Outside storage available*



## BUILDING SUMMARY

OFFICE	4,497 SF
WAREHOUSE	4,183 SF
<b>TOTAL</b>	<b>8,680 SF</b>



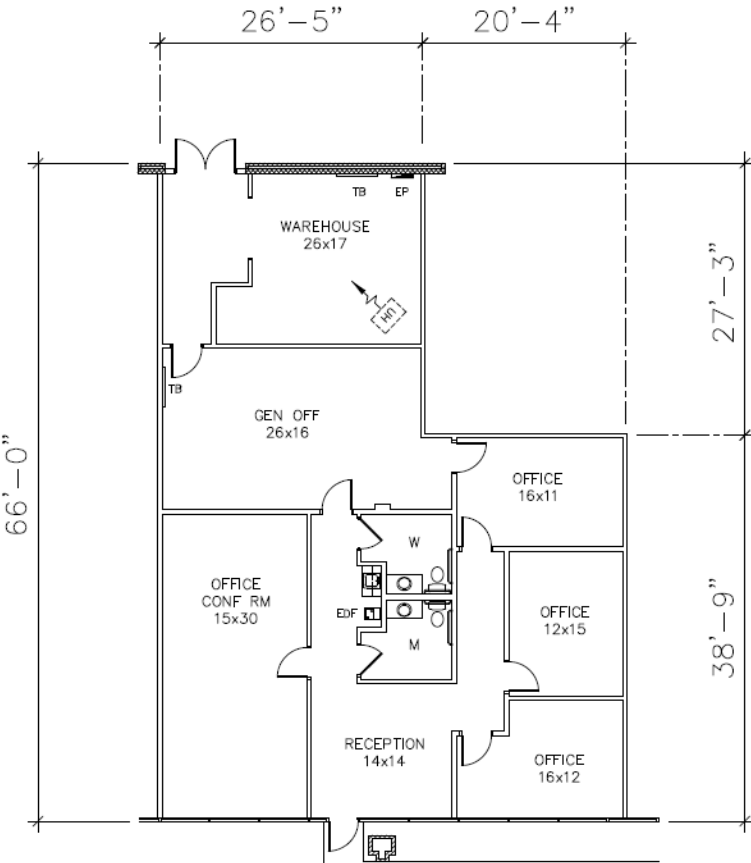
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1,842 SF - 8,680 SF  
Office/Flex & Tech  
Space Available

# Beltwood Tech

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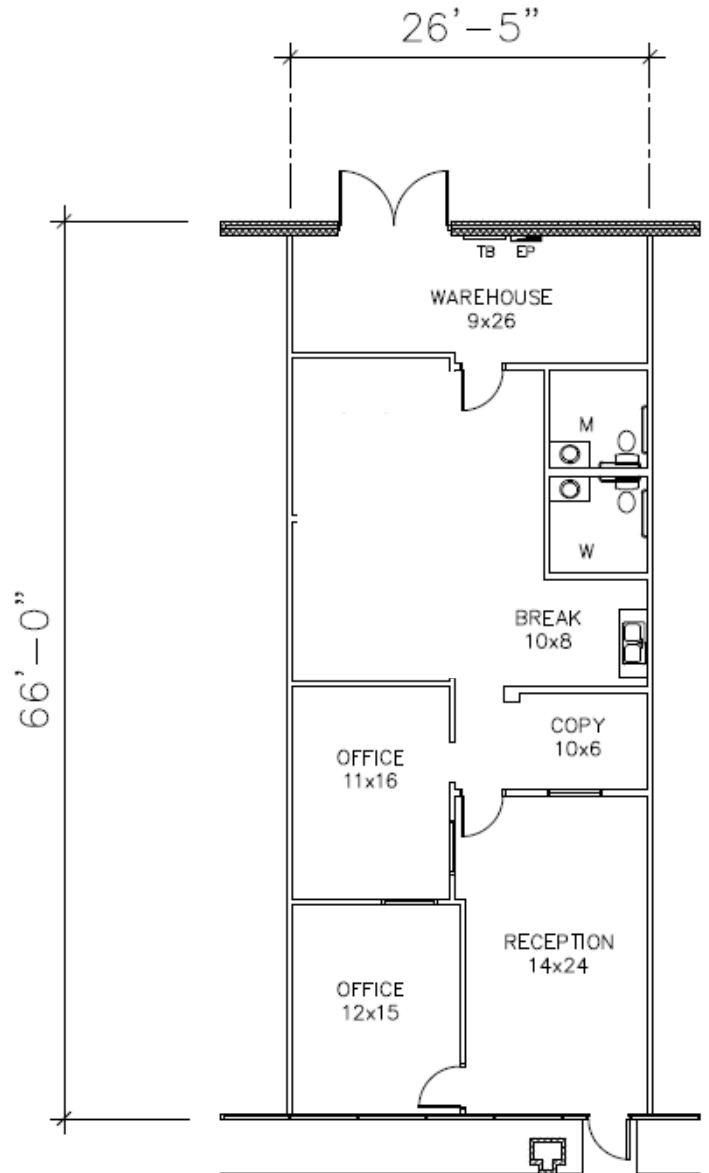
## Suite 102 2,601 SF



### BUILDING SUMMARY

OFFICE	2,123 SF
WAREHOUSE	478 SF
<b>TOTAL</b>	<b>2,601 SF</b>

## Suite 104 1,842 SF



### BUILDING SUMMARY

OFFICE	1,575 SF
WAREHOUSE	267 SF
<b>TOTAL</b>	<b>1,842 SF</b>



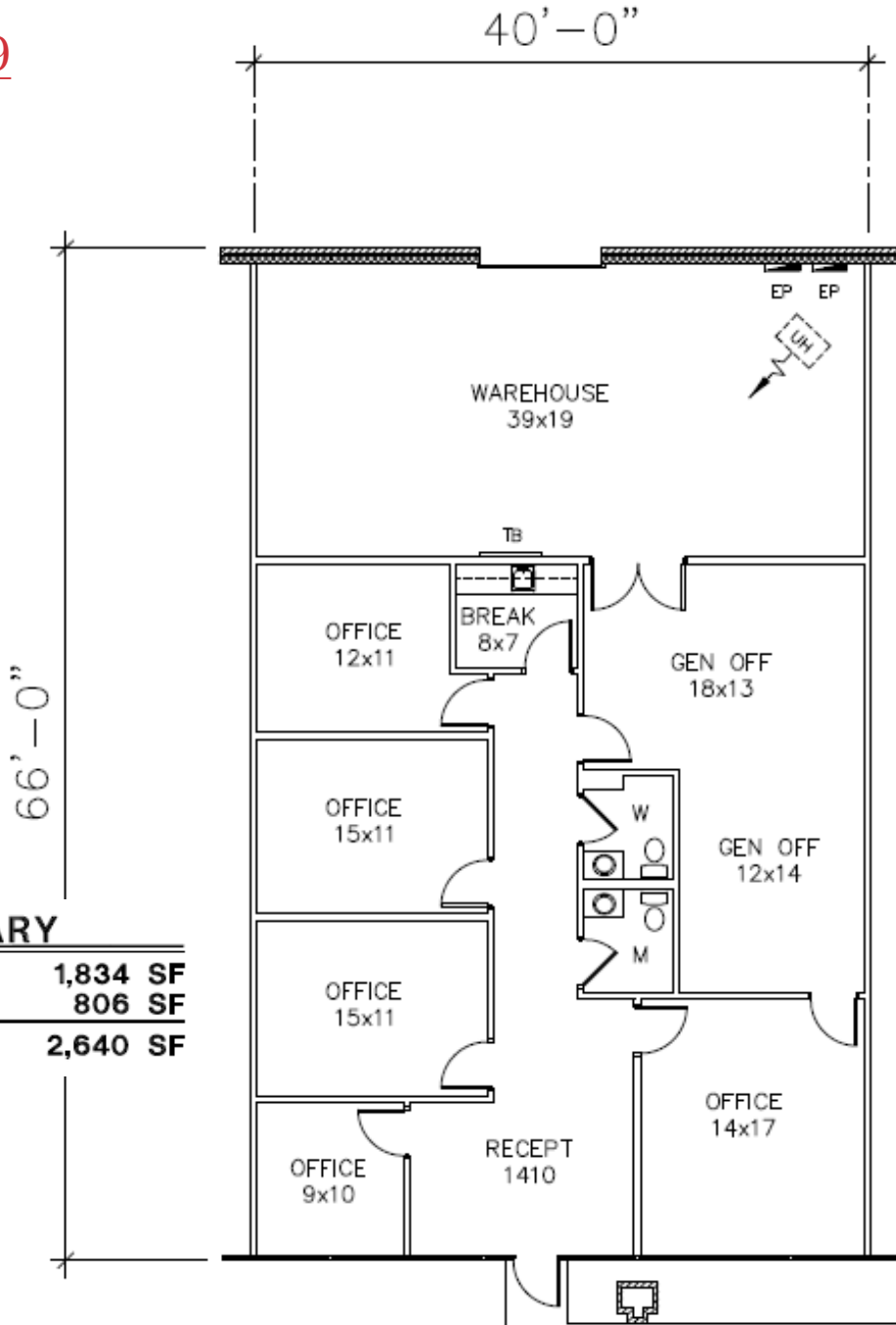
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1,842 SF - 8,680 SF  
Office/Flex & Tech  
Space Available

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Suite 109  
2,640 SF



## BUILDING SUMMARY

OFFICE	1,834 SF
WAREHOUSE	806 SF
<b>TOTAL</b>	<b>2,640 SF</b>



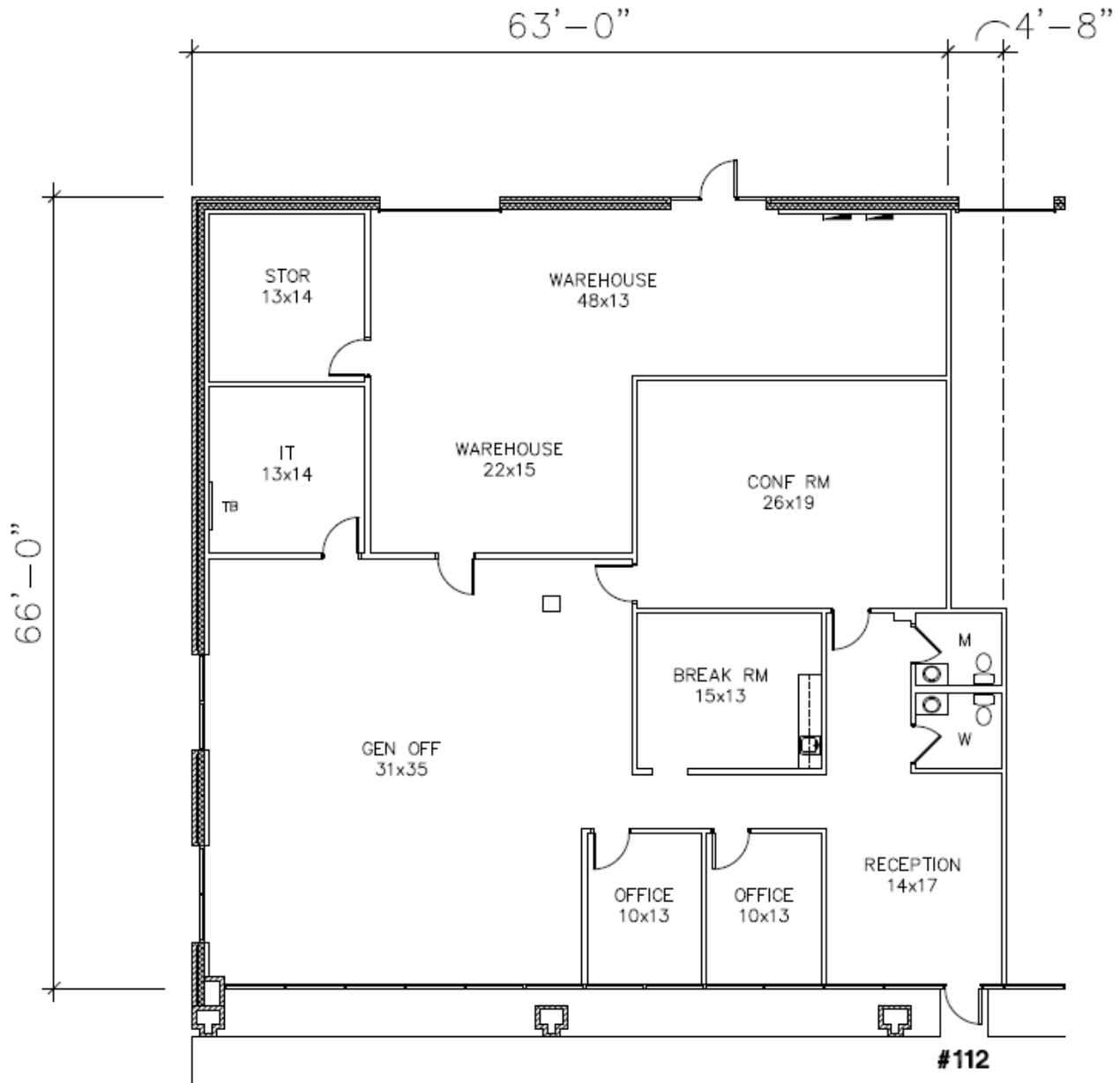
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1,842 SF - 8,680 SF  
Office/Flex & Tech  
Space Available

# Beltwood Tech

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Suite 112  
4,470 SF



## BUILDING SUMMARY

OFFICE	3,429 SF
WAREHOUSE	1,041 SF
<b>TOTAL</b>	<b>4,470 SF</b>

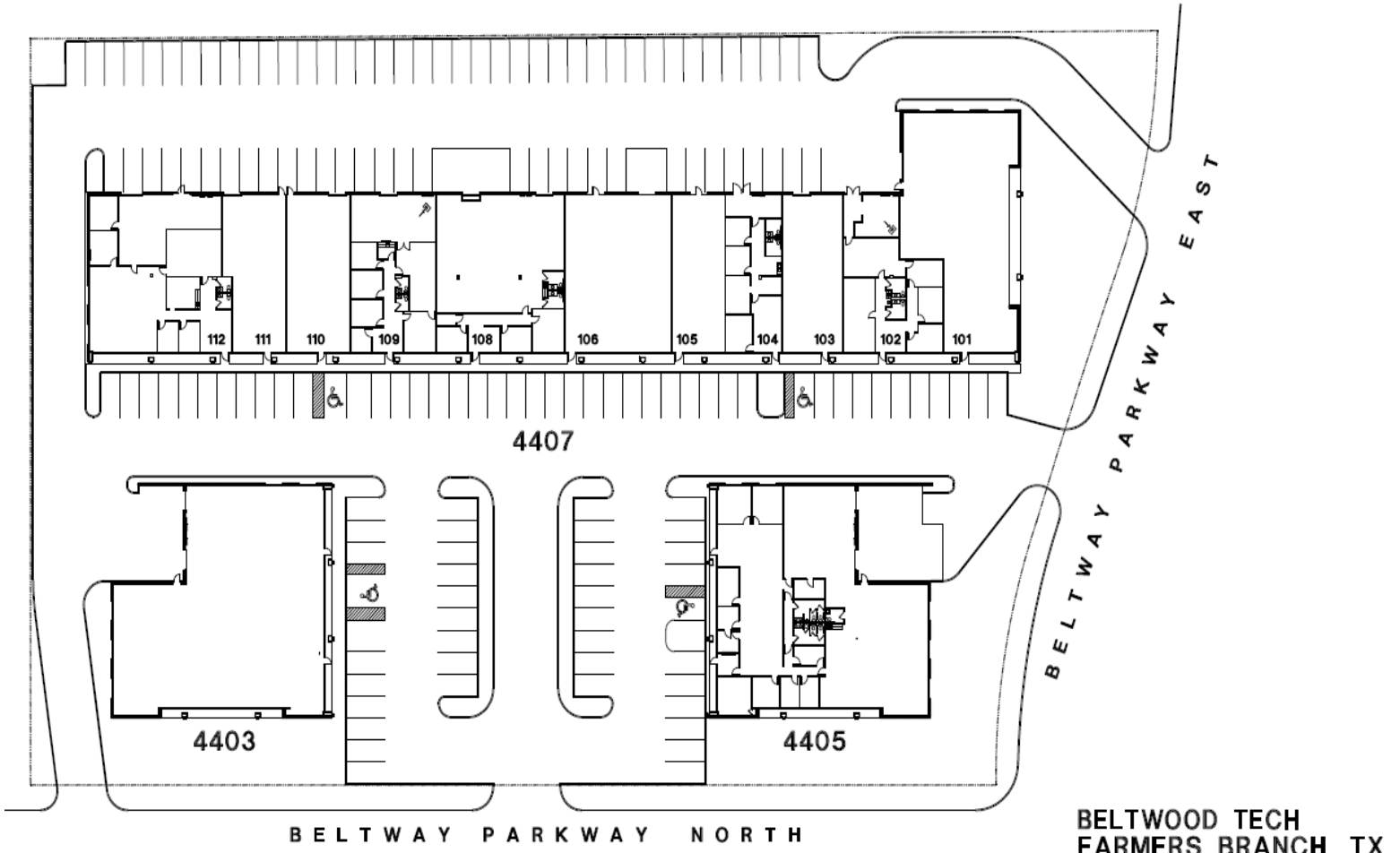


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