



CRESTWOOD CENTER

Office Space For Lease
1200 W Walnut Hill Lane
Irving, Texas 75038

VENTURE

ADAM FARBER
AFARBER@VENTUREDFW.COM

Metrics

1200 W Walnut Hill Lane
Irving, Texas 75038

Location

1200 W Walnut Hill Lane

Size

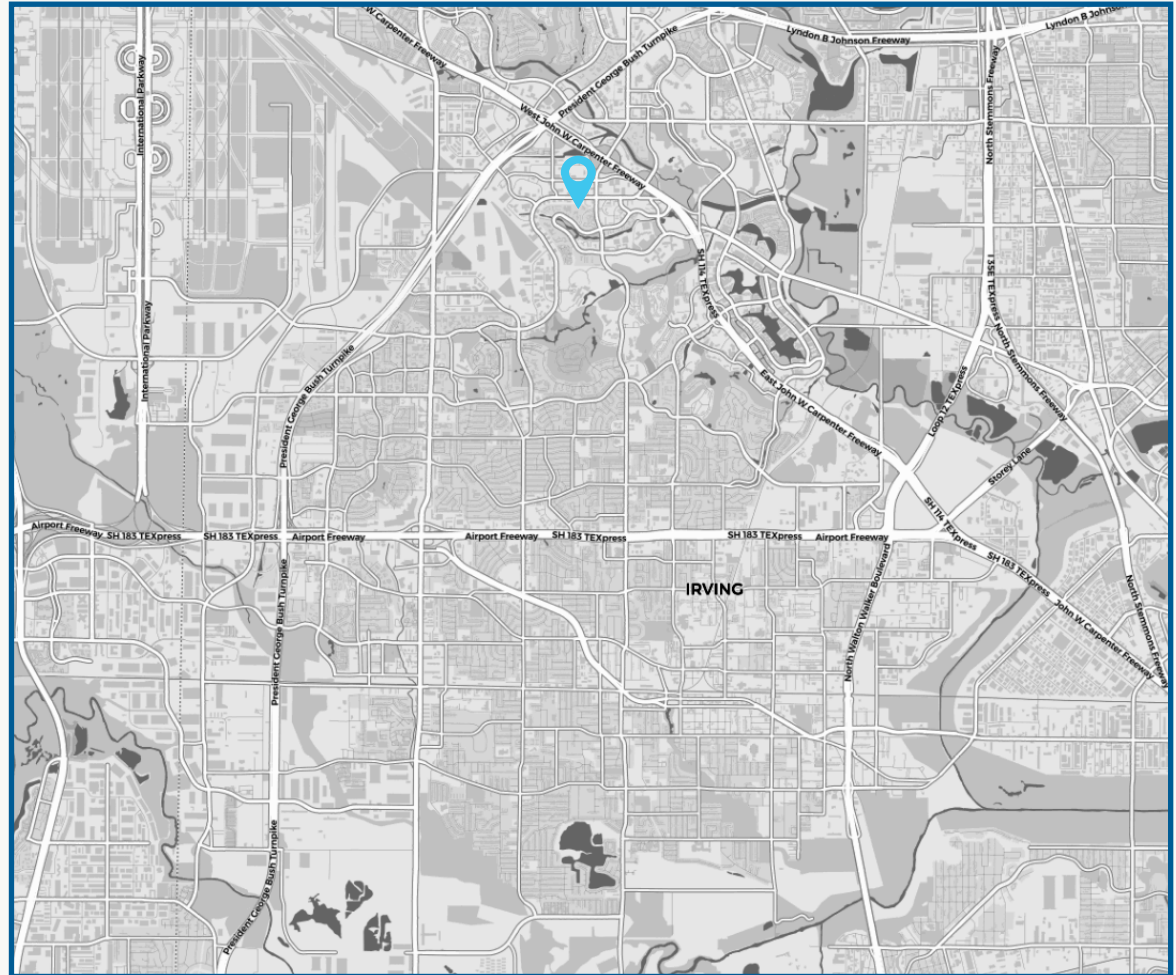
1,000 SF - 7,000 SF

Traffic Counts

Highway 114
101,306 VPD 2019

N MacArthur Boulevard
33,085 VPD 2024

W Walnut Hill Lane
13,287 VPD 2019



Property Highlights

1200 W Walnut Hill Lane
Irving, Texas 75038

1. Affordable rates in the heart of Las Colinas
2. Great access to Highway 114, Highway 635, Highway 35 and George Bush
3. Five minute drive to DFW Airport
4. Suites ranging from 1,000 SF to 7,000 SF

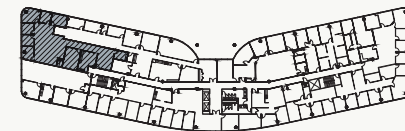
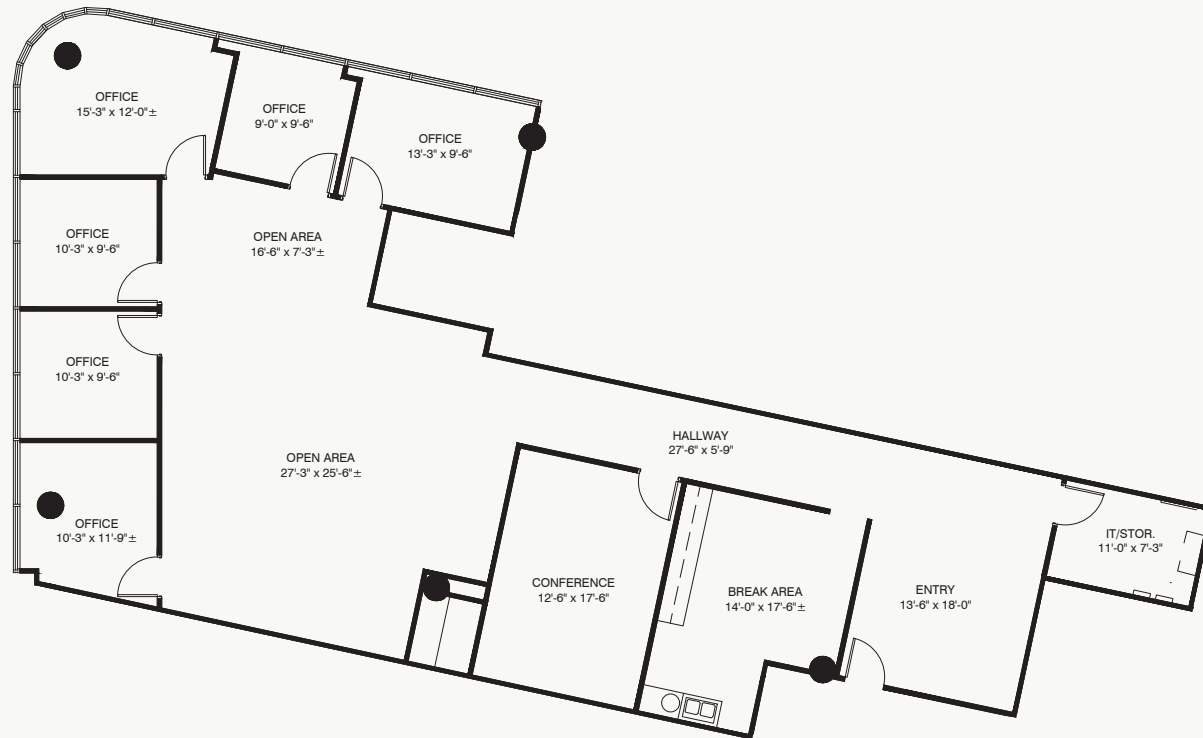


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,258	115,443	236,761
EST. DAYTIME POPULATION	27,272	126,721	284,704
EST. AVG. HH INCOME	\$131,410	\$140,014	\$126,846

Floor Plan

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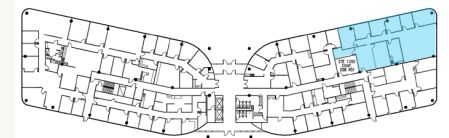
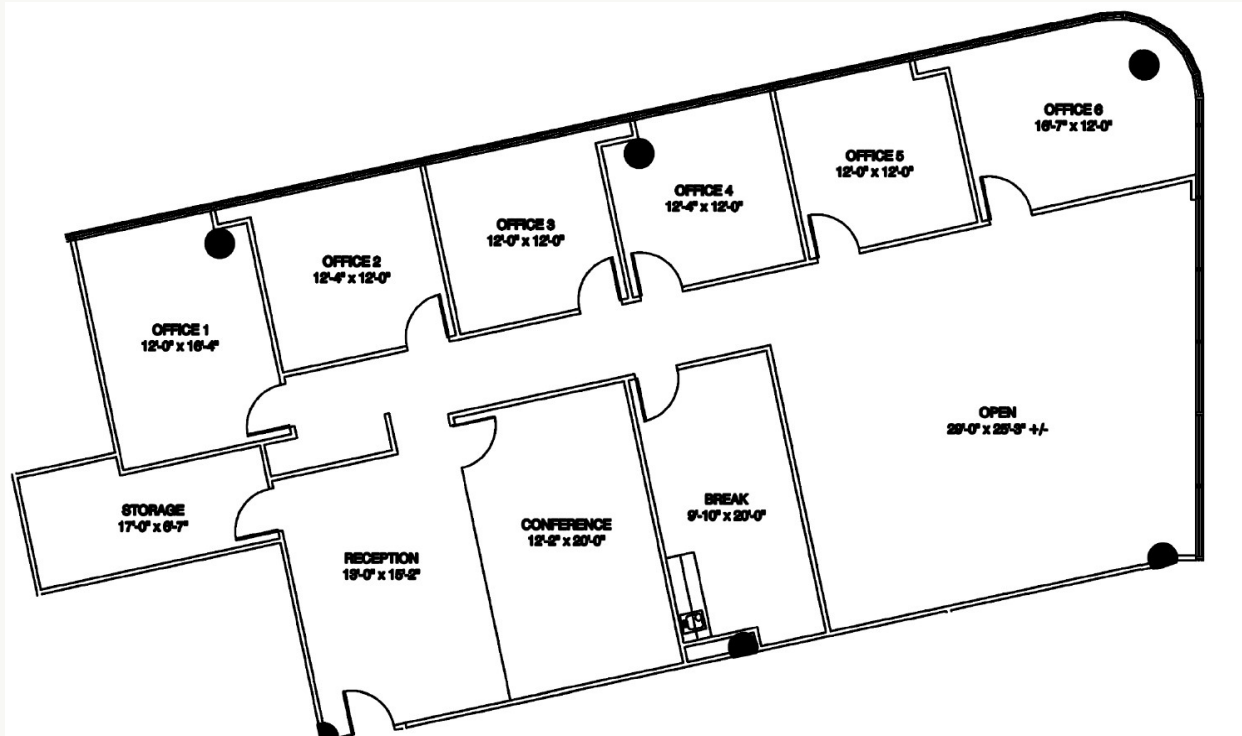


KEYPLAN - 2ND FLOOR



Floor Plan

1200 W Walnut Hill Lane
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Drone Photo

1200 W Walnut Hill Lane
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Interior Photos

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