

OWNED BY:

 **Birtcher
Anderson & Davis**

Westway Business Center

ARLINGTON, TEXAS 76018

On-Site Office: 320 Westway Pl., Suite 505

FOR LEASE

Highlights

- Eight Buildings Totaling 360,000 SF
- Industrial/Flex/Office Spaces Available Between 5,000 - 8,000 SF
- Capital Improvements Completed
- Dock High and Grade-Level Loading
- Property Management/Leasing Office – 320 Westway Pl., Suite 505
- Ample Parking Throughout the Park
- Close Proximity to Major Highways
- Close Proximity to Restaurants and Entertainment

Availability

- 4330 Beltway Pl, Building 300
Suite 100 – 7,966 SF



BRETT CARLTON
817.502.8128
brett.carlton@streamrealty.com

CHEYENNE MUNGARAY
817.396.5234
cheyenne.mungaray@streamrealty.com

Copyright © 2026 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.


STREAM®

OWNED BY:

 Birtcher
Anderson & Davis

FOR LEASE

Westway Business Center

ARLINGTON, TEXAS 76018



BRETT CARLTON

817.502.8128

brett.carlton@streamrealty.com

CHEYENNE MUNGARAY

817.396.5234

cheyenne.mungaray@streamrealty.com

Copyright © 2026 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

**STREAM**®

OWNED BY:

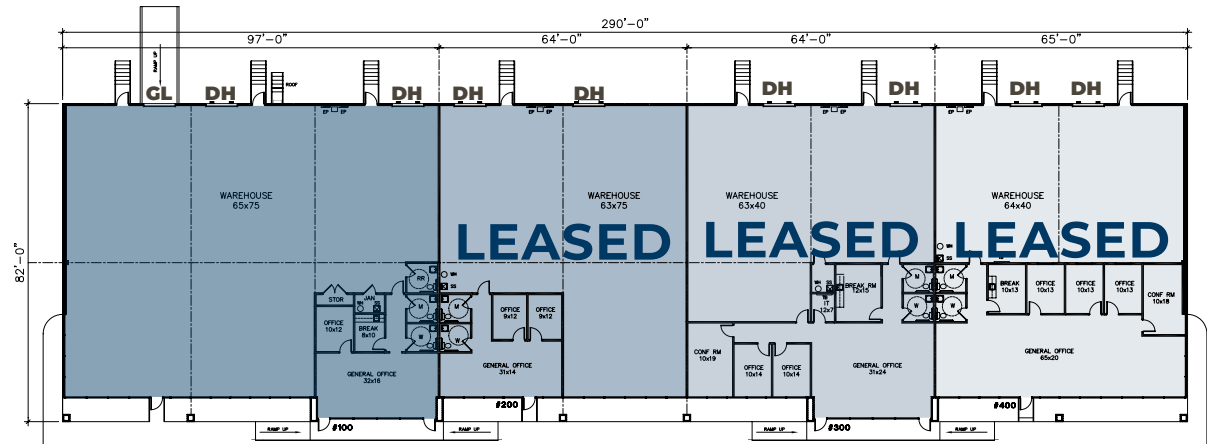


FOR LEASE

4330 Beltway Place, Building 3

ARLINGTON, TEXAS 76018

- 7,966 SF Available
- Dock High Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



SUITE 100

- 7,966 SF Available
- 1,050 SF Office
- 6,916 SF Warehouse
- 14' Clear Height

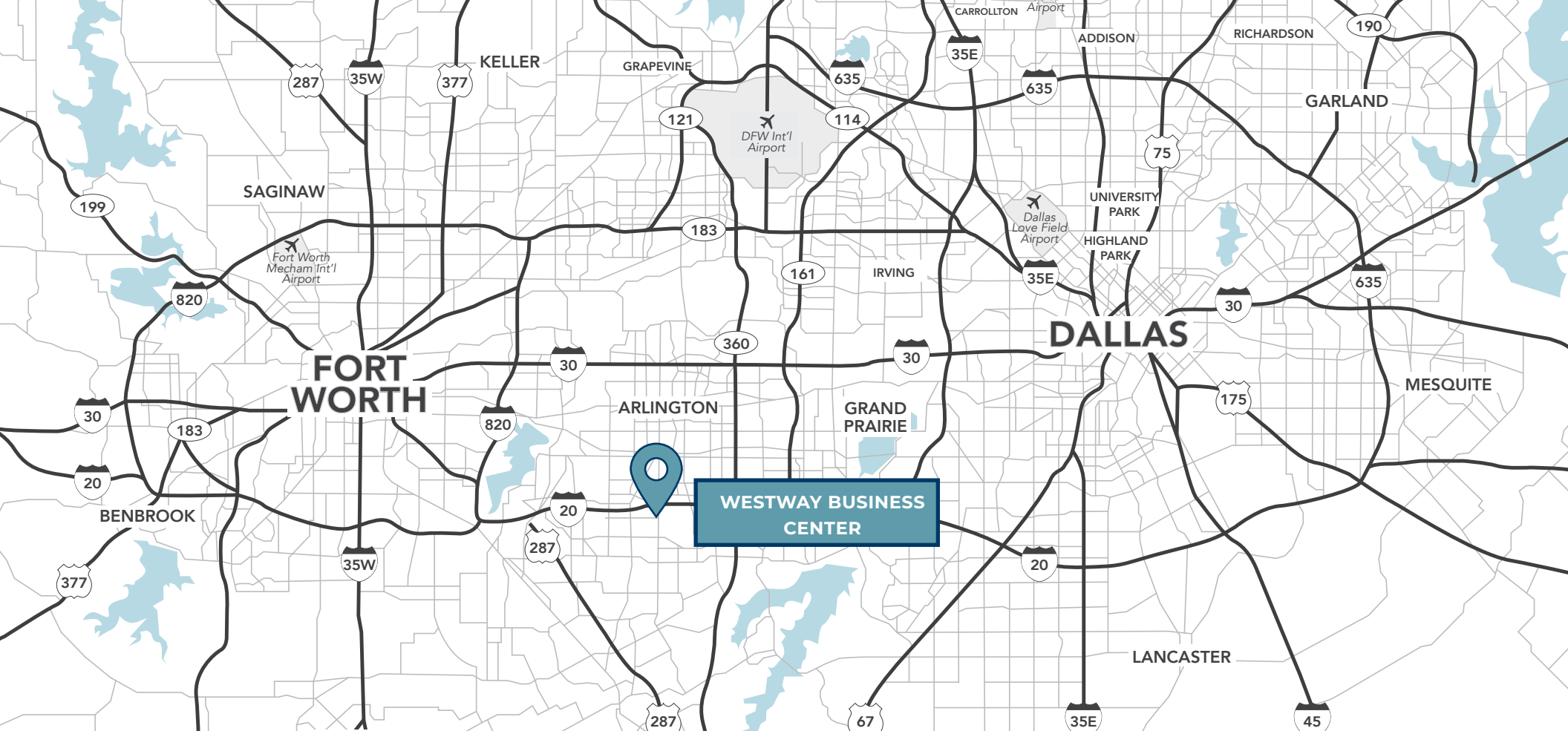
[VIRTUAL TOUR](#)

BRETT CARLTON
817.502.8128
brett.carlton@streamrealty.com

CHEYENNE MUNGARAY
817.396.5234
cheyenne.mungaray@streamrealty.com

Copyright © 2026 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.





MAJOR CITIES

DOWNTOWN DALLAS

28 MINUTES

25 MILES

DOWNTOWN FORT WORTH

19 MINUTES

17 MILES

MAJOR AIRPORTS

DFW AIRPORT

24 MINUTES

20 MILES

LOVE FIELD AIRPORT

34 MINUTES

30 MILES

ATTRACTIONS

GLOBE LIFE FIELD

14 MINUTES

7 MILES

AT&T STADIUM

13 MINUTES

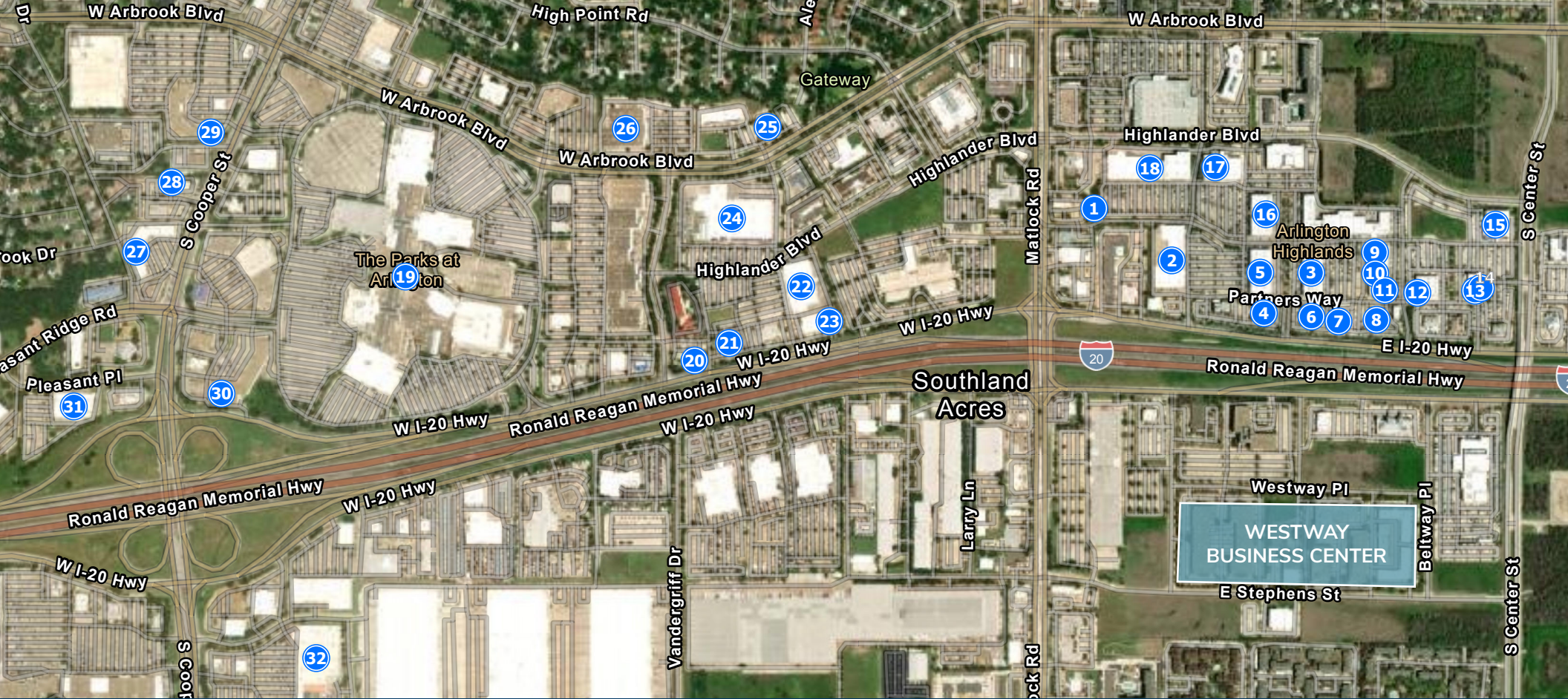
6 MILES

BRETT CARLTON
817.502.8128
brett.carlton@streamrealty.com

CHEYENNE MUNGARAY
817.396.5234
cheyenne.mungaray@streamrealty.com

Copyright © 2026 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.





**WESTWAY
BUSINESS CENTER**

- | | | | |
|-----------------------------|------------------------|--------------------------------|------------------------------|
| 1 India Grill | 9 Torchy's Tacos | 17 PetSmart | 25 Steak N' Shake |
| 2 Bed Bath & Beyond | 10 The Melting Pot | 18 McAlister's Deli | 26 Academy Sports + Outdoors |
| 3 Old Navy | 11 Genghis Grill | 19 The Parks Mall at Arlington | 27 Salata |
| 4 P.F Chang's | 12 The Impossible Shop | 20 In-N-Out Burger | 28 Panera Bread |
| 5 Freebirds World Burrito | 13 Chuy's | 21 Saltgrass Steak House | 29 Chili's Grill & Bar |
| 6 Ethan Allen | 14 Macs & Stacks | 22 Total Wine & More | 30 T.J. Mazz |
| 7 Lazy Dog Restaurant & Bar | 15 Dave & Buster's | 23 Jason's Deli | 31 Best Buy |
| 8 Mimi's Cafe | 16 Brighton | 24 Lowe's Home Improvement | 32 Home Depot |

BRETT CARLTON
817.502.8128
brett.carlton@streamrealty.com

CHEYENNE MUNGARAY
817.396.5234
cheyenne.mungaray@streamrealty.com

Copyright © 2026 Stream Realty Partners. All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

