



MOONCAST

— COMMERCIAL —

FOR LEASE



138 S BOWEN RD. ARLINGTON, TX 76012

RENT \$11 - \$13 PSF + \$3.42 NNN

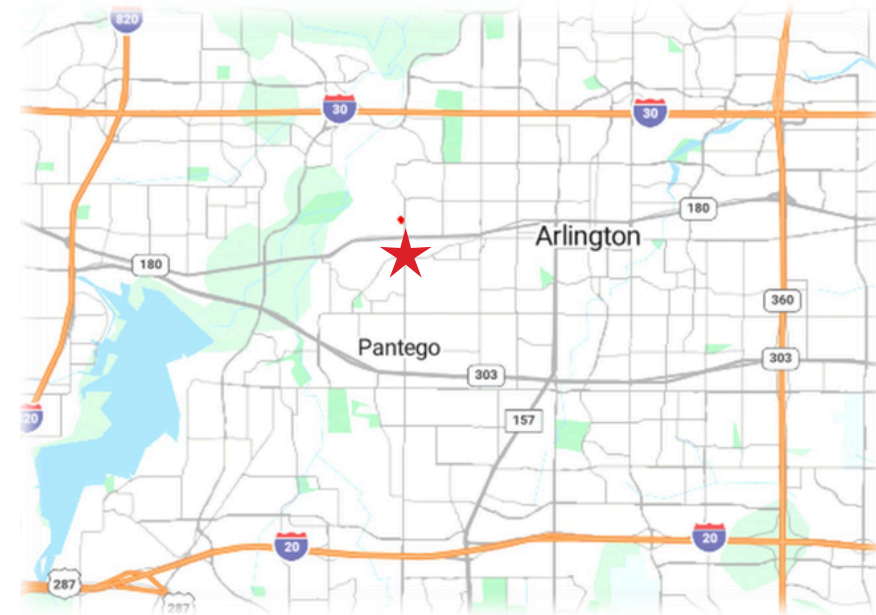


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HIGHLIGHTS

- **Strong Bowen Road frontage & visibility**
High daily traffic counts with excellent exposure, making it ideal for retail, service, or office users seeking visibility.
- **Flexible suite configurations**
Multiple suite sizes and layouts allow tenants to scale up or down based on business needs, including combined spaces where applicable.
- **Ample on-site parking**
Generous parking supports retail traffic, client visits, and employee convenience — a competitive advantage in the submarket.
- **Pole light-up signage for strong visibility**
Illuminated pole signage provides enhanced exposure and easy identification from surrounding roadways.



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FACTS



Rent
\$13.00 PSF



NNN
\$3.42 PSF



Availability
932 SF
2,700 SF
2,121 SF
3,980 SF



Zoning
Light
Industrial



Best Uses
Retail
Office
Medical
Services

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SITE



138 S BOWEN RD. ARLINGTON, TX 76012



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AVAILABILITY



100

2,700 SF

110

2,121 SF

124

932 SF

125

3,980 SF

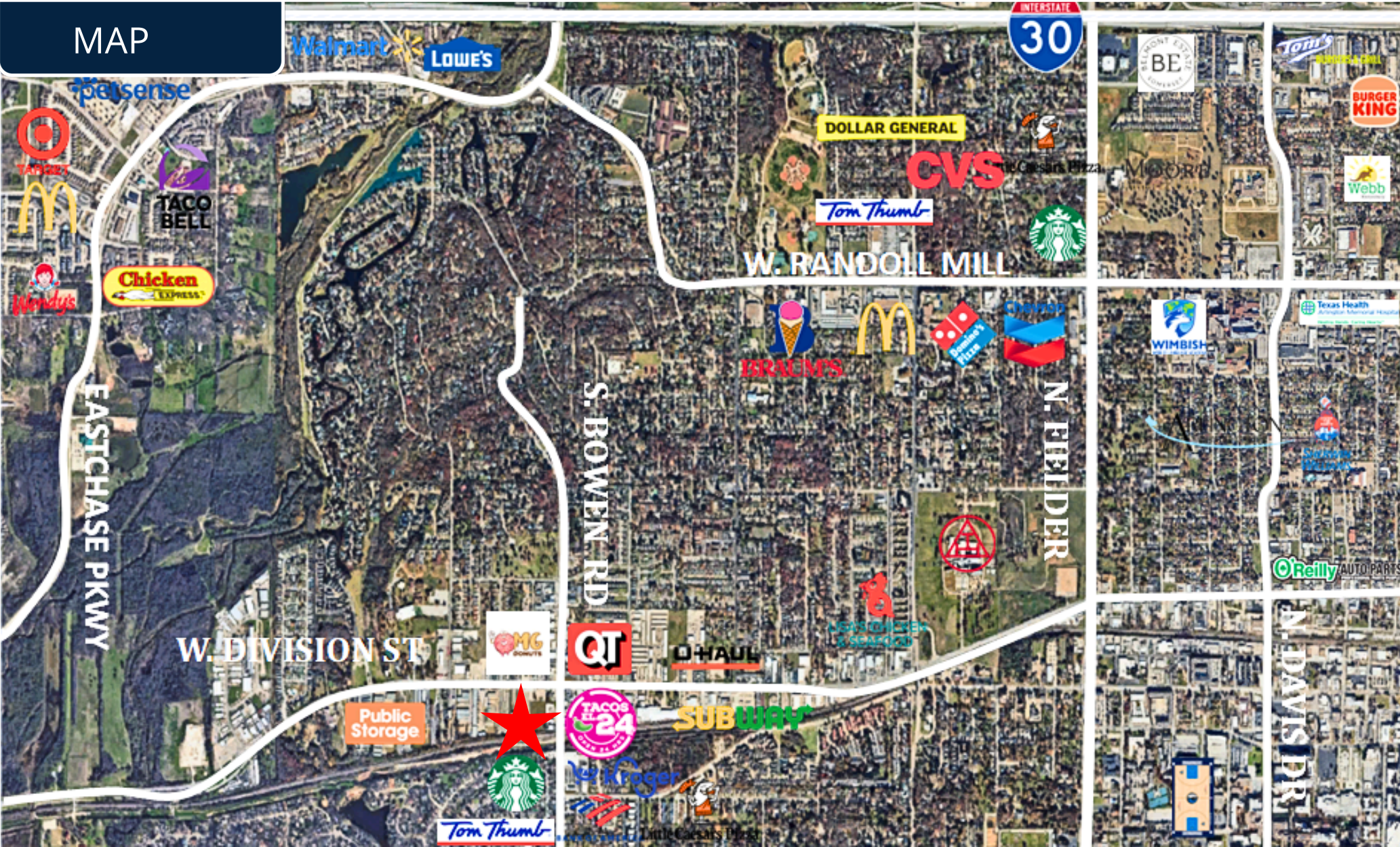
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MAP



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CONTACT



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