

PROFESSIONAL / MEDICAL OFFICE FOR LEASE

2003 E Lamar Blvd., Arlington, TX 76006 / GOVERNORS ROW OFFICE CAMPUS



940 – 2,100 RSF FOR LEASE

PRESENTED BY:

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2003 E Lamar Blvd., Arlington, TX 76006

1 | PROPERTY INFORMATION

PROPERTY DETAILS



OFFERING

Lease Price:	\$18.00 - \$19.00 RSF
Expense:	Gross plus Electricity
Square Footage:	943 – 2,100 RSF SF
Zoning:	O - Office
City:	Arlington
County:	Tarrant
Market:	Dallas / Fort Worth
Sub-Market:	Arlington Entertainment District

PROPERTY OVERVIEW

Attractive 4.8-acre professional office park with Georgian style architecture in a lush green campus setting. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options

PROPERTY HIGHLIGHTS

- 2,100 RSF First Floor Space Available
- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Close proximity to restaurant and retail
- Easy access to Interstate 30 and Highway 360

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Property Name	Governors Row
Property Type	Professional / Medical Office
Property Sub-type	Retail Office
Property Size	4.8 Acres
Building Class	B
Year Built	1985
Architectural Style	Georgian
Number Of Buildings	10

Attractive 4.8 acre professional office park with Georgian style architecture in a lush green campus setting. The property is beautifully landscaped with plenty of trees and open lawn areas to enjoy. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options. Located within Arlington's entertainment district with quick access to both Interstate 30, Highway 360 and approximately 15 minutes to Dallas Fort Worth International Airport.



- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Individual Climate Control
- Local and Responsive Management
- Great Access to I-30 and Highway 360
- In close proximity to major retailers, restaurants, and hotels
- Minutes from Dallas/Fort Worth International Airport
- Centrally located between Dallas and Fort Worth Central Business Districts

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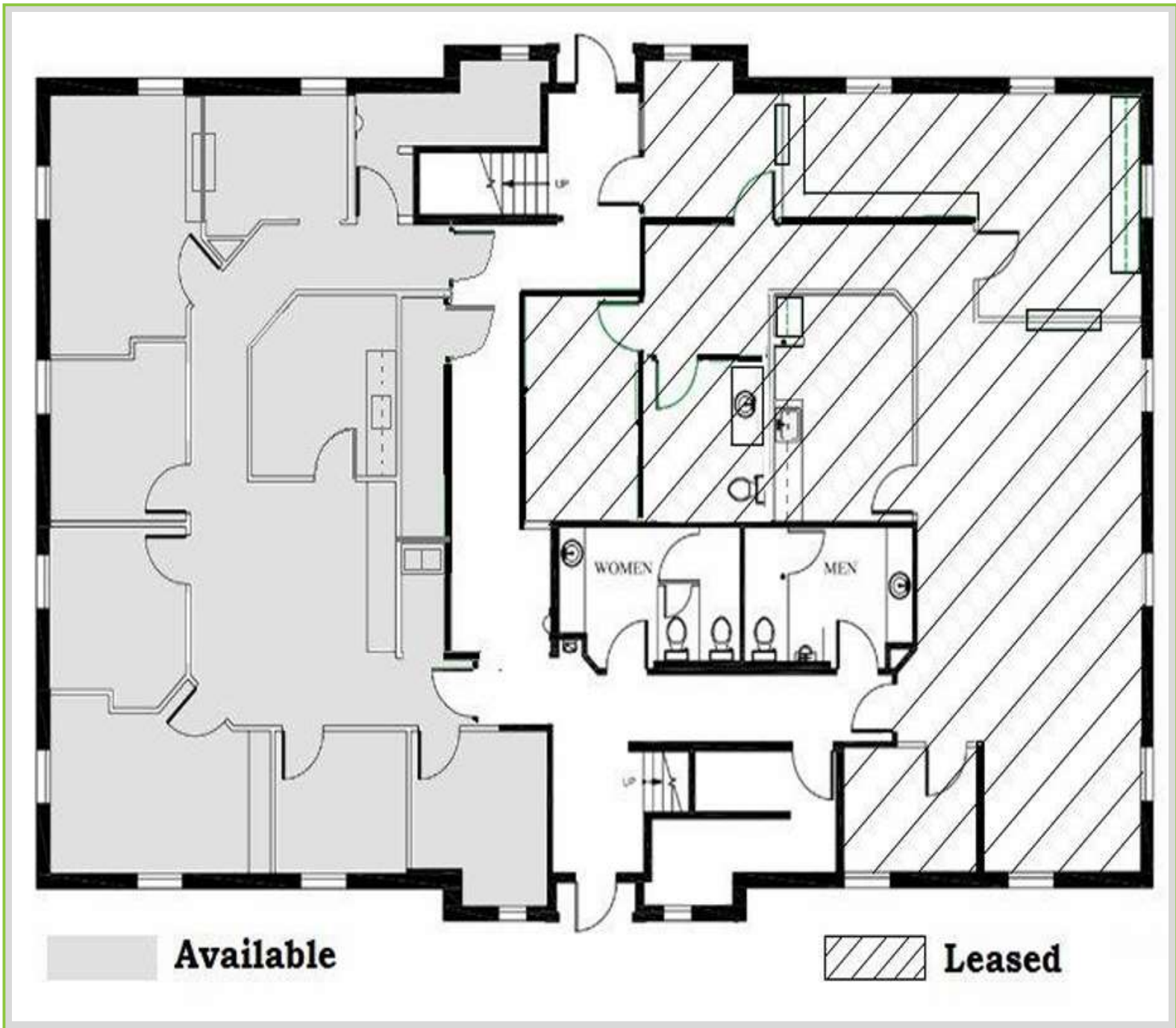
ADDITIONAL PHOTOS



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1 | PROPERTY INFORMATION

FLOOR PLAN – FIRST FLOOR



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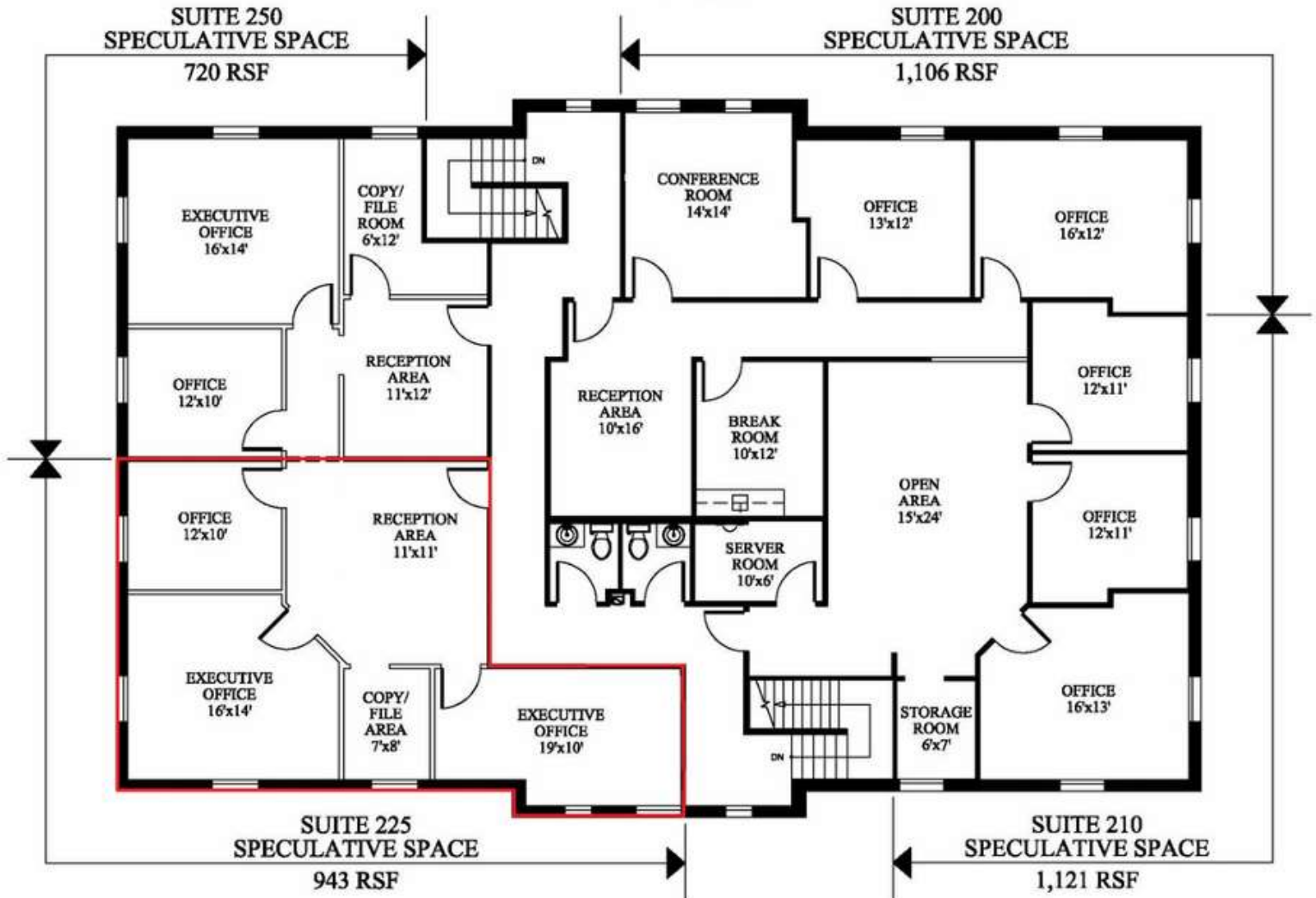
FLOOR PLAN – SECOND FLOOR

GOVERNOR'S ROW

2003 Lamar Street, Arlington, Texas

SUITE 250
SPECULATIVE SPACE
720 RSF

SUITE 200
SPECULATIVE SPACE
1,106 RSF

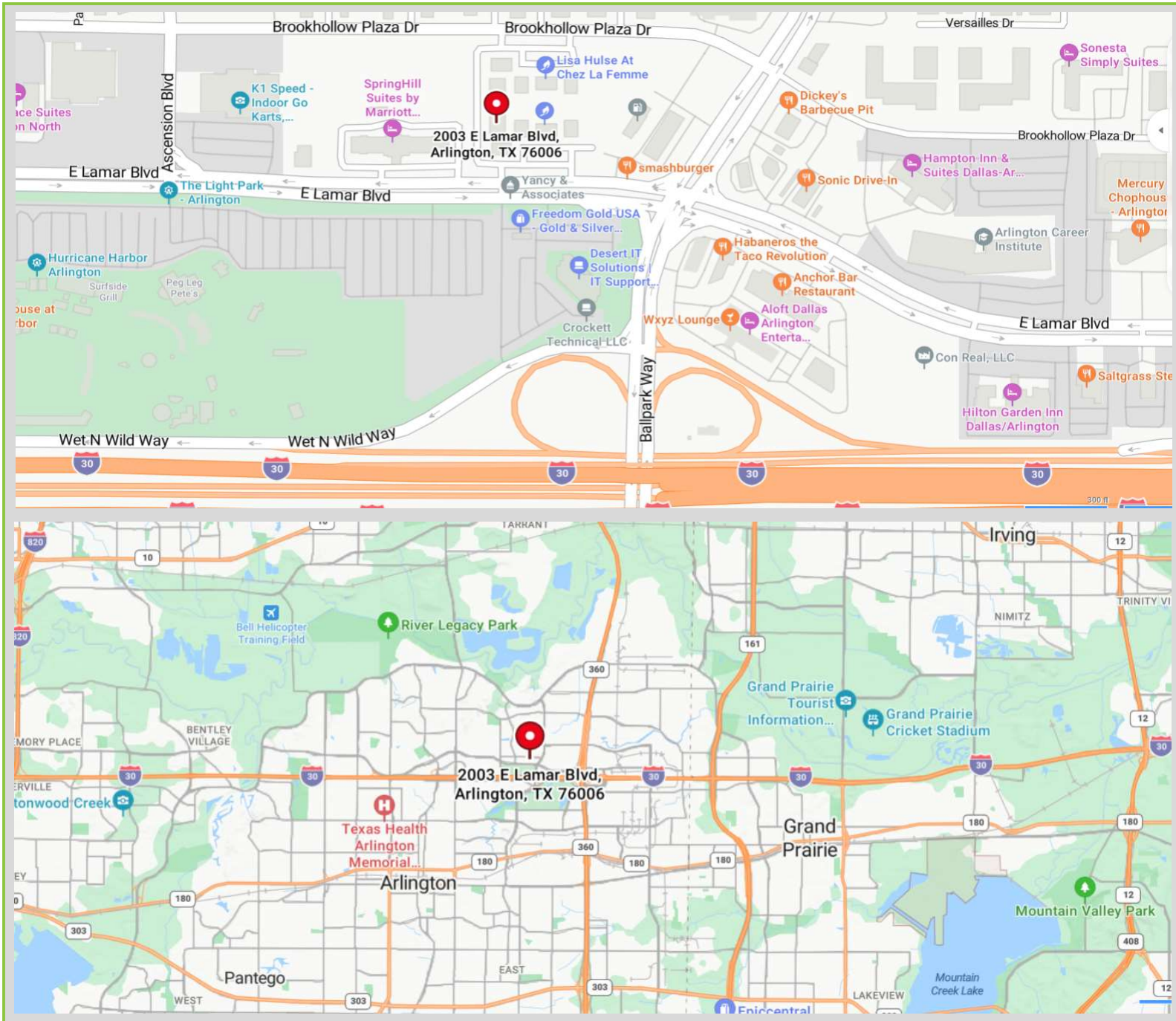


THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

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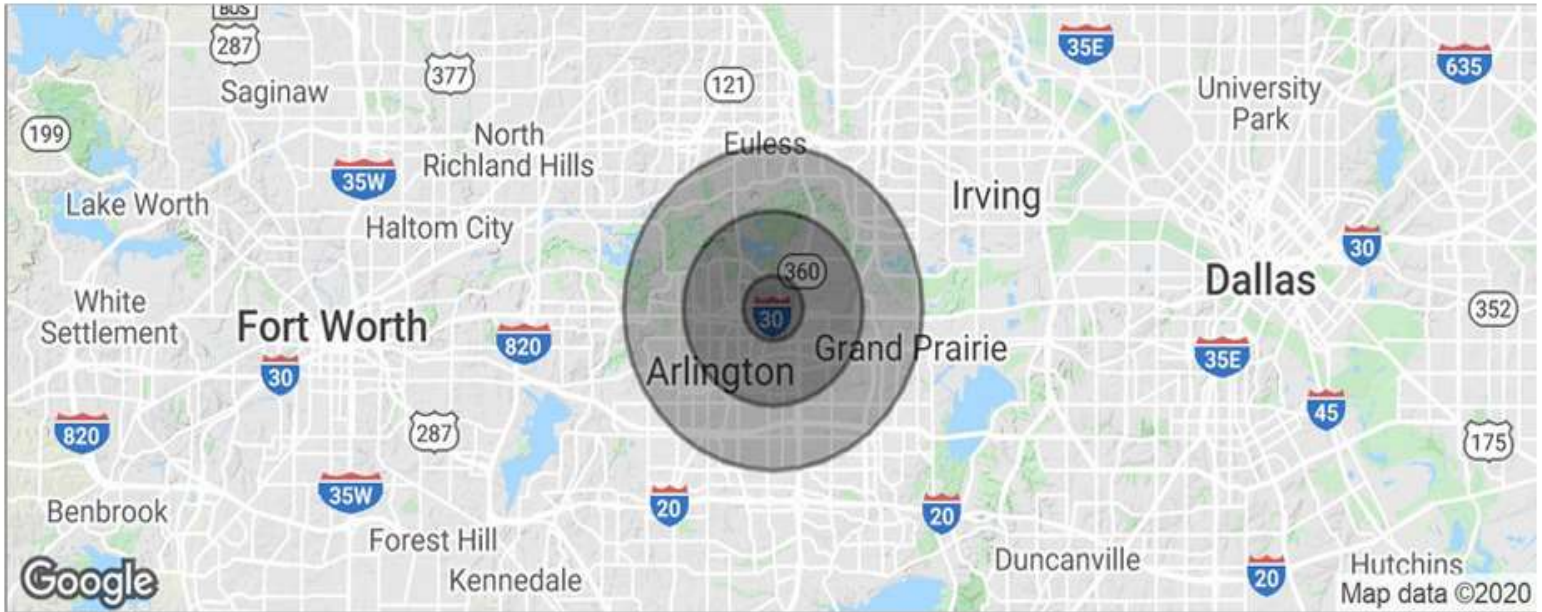
LOCATION MAPS



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DEMOGRAPHIC – 1, 3, 5 Mile MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population 2024	14,686	111,543	273,586
2029 Population Projection	15,439	117,829	286,963
Annual Growth 2024-2029	1%	1.1%	1%
Median age	35.5	33.3	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households 2024	7,423	46,461	105,369
# of persons per HH	1.9	2.3	2.5
Average HH income	\$69,148	\$74,911	\$71,869
Average house value	\$231,980	\$263,157	\$236,473

* Demographic data obtained from CoStar



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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