

Ballpark Circle

1401 Nolan Ryan Expy
Arlington, TX 76011

Leasing Contacts:

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Class A

Office Building



Plug & Play

512 Cubicles



125,000

Contiguous Space Available



6/1,000

Parking Ratio



2003

Built



56,347 RSF

Typical Floor Size



15 Minutes

DFW International

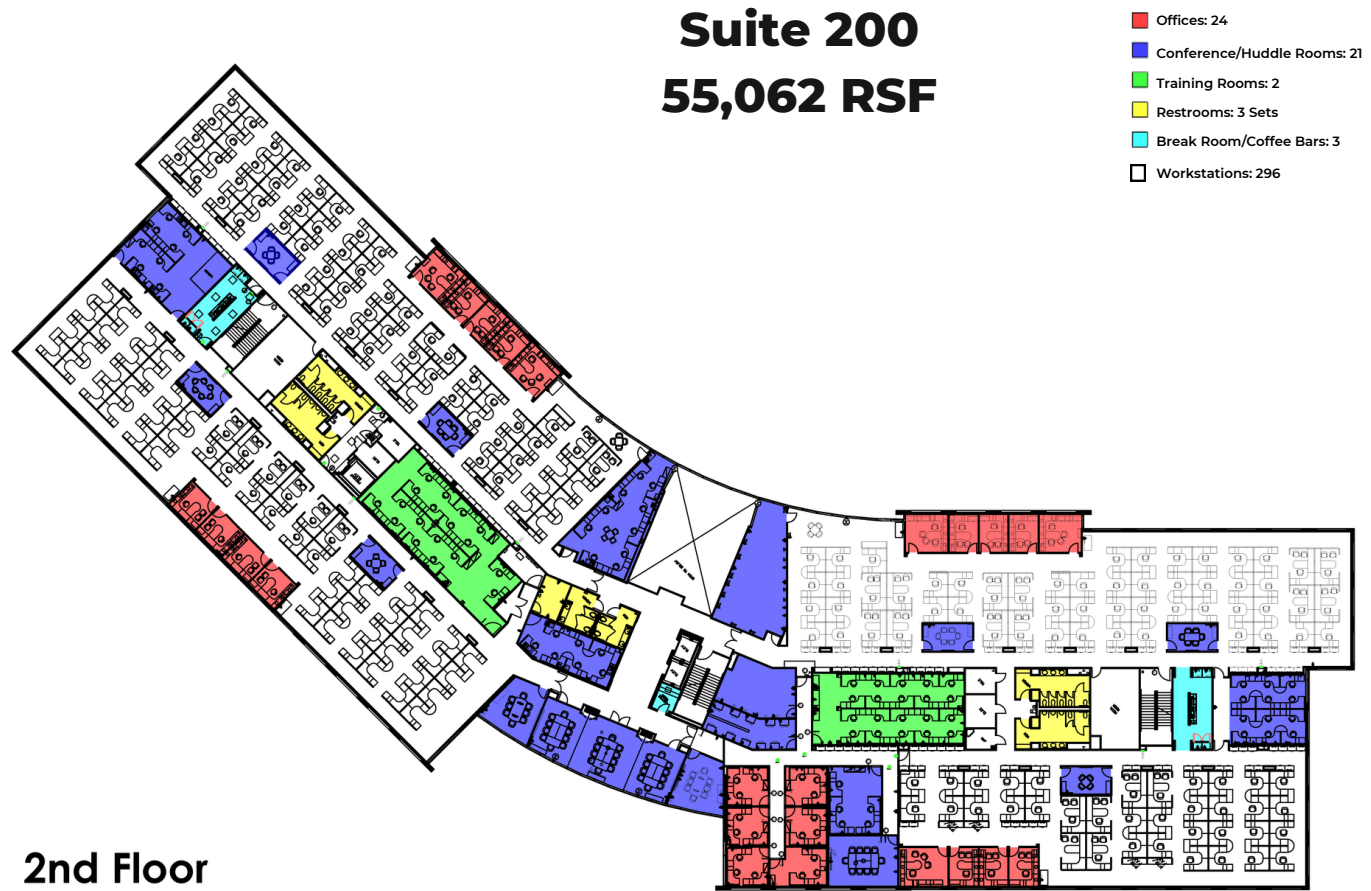


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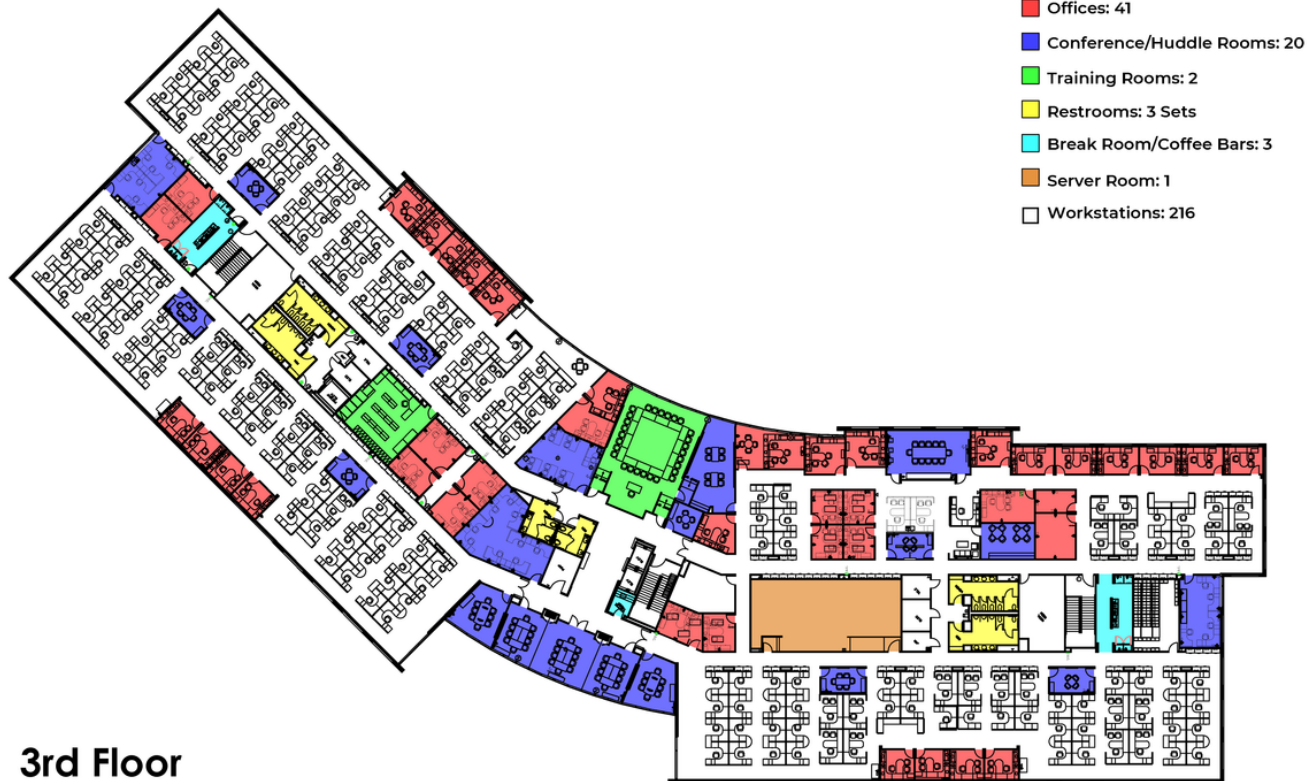
Close to 360 and I-30



Plug & Play



Plug & Play



3rd Floor

Suite 300
56,347 RSF



Just around the corner

DINING RESTAURANTS
Within 5-minute drive from subject

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Piccolo Mondo Mercury Chophouse Boston's Restaurant & Sports Bar Seafood Kitchen Southern Recipes Grill BFF Asian Grill & Sports Bar VB Steakhouse The Biscuit Bar The Social House R Bar and Grill Saltgrass Steak House Home Plate Salata Restaurant Cut & Bourbon Tokyo Joe's La Madeleine Blaze Pizza | <ul style="list-style-type: none"> The Bistro Ojos Locos Sports Cantina D. Smith's Chicken & Fish Guy Fieri's Taco Joint Tacos, Cerveza Y Wings Fatburger & Buffalo's Express Parkside Bar & Grill Troy's Restaurant Olive Garden Italian Restaurant Chipotle Mexican Grill IHOP Chili's Grill & Bar Torchy's Tacos Steak 'n Shake TGI Fridays Whataburger Jersey Mike's | <ul style="list-style-type: none"> The Halal Guys Zalat Pizza Dickey's Barbecue Pit Take a Bao The Draft Bar & Grill Chicago Pizza and Pasta On The Border Mexican Grill The Buffalo Spot PastaMasta JB's Smokehouse Barbeque Asian Buffet Shell Shack Jack Daniel's Club Macho Nacho Lockhart Smokehouse Guadalajara Mariscos Mexican |
|---|---|--|



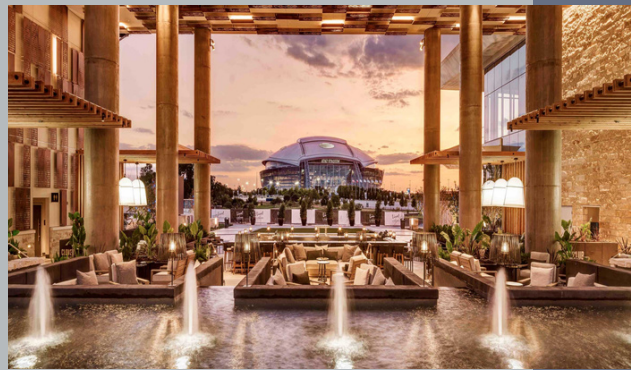
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ARLINGTON, TX 76011

Planned Renovations





The District in Arlington, Texas is the ultimate destination for entertainment, dining, and sports, and it's conveniently located just minutes from Ballpark Circle. With its prime location, business owners can enjoy all the excitement of Texas Live! and then clients can easily retreat to the comfort of their hotel or other nearby attractions. Whether you're in town for business, conferences, or fun, Texas Live! is one stoplight from your office at Ballpark Circle. Office in the newest building and enjoy the newest development Arlington has to offer!



Where work and lifestyle merge.



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