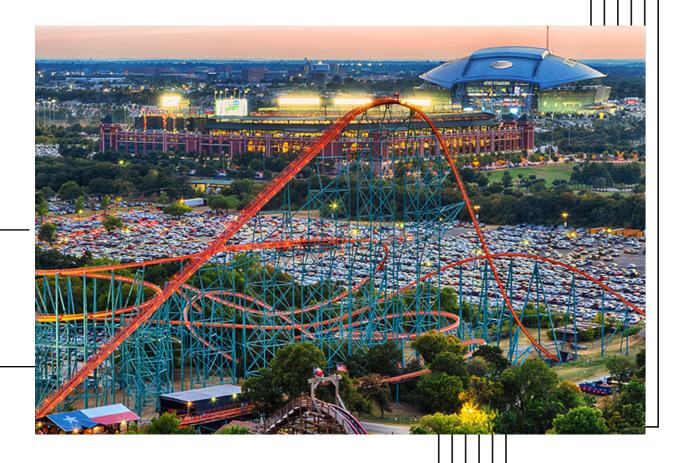
WORK AND PLAY IN THE DISTRICT

1901 STADIUM OAKS ARLINGTON, TX

OFFICE SPACE FOR LEASE



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COMPASS







PROPERTY DETAILS

Location: Office Park - 1901-1981 Stadium

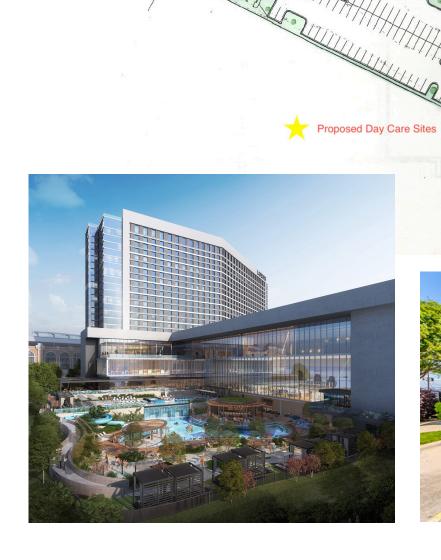
Size: 500-7,000

Lease Rate: \$15.00SF + NNN

PROPERTY HIGHLIGHTS

- Rare opportunity to lease office space in the heart of the District
- Prime location in Arlington, Texas just 12 miles east of downtown Fort Worth and 20 miles west of downtown Dallas.
- 8 miles from DFW International Airport, providing access to non-stop flights to over 200 destinations.
- Close proximity to Globe Life Field, home of the Texas Rangers, AT&T Stadium (formerly Cowboys Stadium), Choctaw Stadium, home to the Dallas Renegades and Dallas Jackals. The University of Texas at Arlington, Six Flags Over Texas, multiple hotels, restaurants and retailers.

COMPASS



STADIUM DRIVE

CHAPMAN CUT-OFF



Parkway Central Park WHY THE DISTRICT? The District, the premier entertainment hub of the region,

plays host to world-class entertainment from music to sports and everything in between. Both the Texas Rangers and the Dallas Cowboys proudly call The District home!

Recent District Investments

In partnership with the Cordish Companies and Loews Hotel Brands, the Rangers organization will invest over \$4 Billion into the District. These investments include:

- An 888-room full service Lowes Hotel and new convention center
- A 300- unit upscale resort-style residential complex known as One Rangers Way
- The National Medals of Honor Museum- a \$200M investment and the only national institution dedicated to the stories, impact, and legacy of the 3,000+ service members who when on to become Medal of Honor recipients.

Other notable investors in The District

- D.R. Horton moved their headquarters to Arlington and brought over 500 jobs in recent years
- General Motors continues their \$1.4 billion plant expansion
- Texas Live!- a \$250 million Entertainment Complex & Hotel/Convention Facility, with plans to continue to grow other businesses within The District

And there is always something happening...

- 90 events annually at Esports Stadium Arlington + **Expo Center**
- 81 Texas Rangers home games and 125 additional events and concerts annually at Globe Life Field and the Rangers former stadium—Choctaw Stadium
- 8 or 9 Dallas Cowboys home games and 100 additional events/concerts annually at AT&T Stadium, along with stadium tour

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200 events and concerts annually at Texas Live!

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