

# ARBORS AT BROOKHOLLOW

113,365 SF OFFICE BUILDING | 2201 E LAMAR BLVD, ARLINGTON, TEXAS 76006

Quoted Rental Rate: \$14.50 +NNN (\$8.96/RSF) +Electric (\$1.55/RSF)

**FLOORS** 2

**ELEVATORS** 2

**PARKING** 6.26:1,000 RSF. Reserved underground garage parking available at \$50/month/space

**COMMON AREA FACTOR** 16.29%

**BUILDING AREA** 113,544 SF

**FLOOR PLATES** 56,772 SF

**BUILDING HOURS** Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Closed

**HVAC HOURS** Mon-Fri: 8:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Off

**SECURITY GUARD HOURS** Mon-Fri: 9:00 am - 6:00 pm

**2026 ESTIMATED EXPENSES** Electricity: \$1.55 / RSF  
Operating Expenses: \$7.05 / RSF  
Real Estate Taxes: \$1.91 / RSF

**CEILING HEIGHT** 11 feet

**LIFE / FIRE SAFETY** Fully sprinklered

**DATA PROVIDER** AT&T | CenturyLink | Level 3

**LANDLORD** Arbors HUI, LLC

**BUILDING AMENITIES** Outdoor seating area  
On-site security guard  
Signage Opportunities  
Underground Garage parking  
Minutes away from the Entertainment District  
9 miles from DFW Airport

