

**AVAILABLE FOR LEASE ~ 800 W ARBROOK, ARLINGTON, TX. 76015  
HIGHPOINT MEDICAL OFFICE BUILDING \$19 RSF / YR. FULL SERVICE**



**COVERED TENANT PARKING ~ SPECTACULAR 3 STORY LOBBY FOUNTAIN**

**AVAILABLE SUITES: SUITE 100=2,281 S.F. ~ SUITE 110=2,057 S.F.**

**SUITE 120=4,458 S.F. ~ SUITE 250=2,337 S.F. ~ SUITE 310=2,182 S.F.**

**SUITE 330=4,388 S.F. ~ SUITE 340 = 2,384 S.F.**

**For More Information Contact:**

**Stephanie Phelps ~ 214-919-1823 ~ [sphelps@tiptongroup.com](mailto:sphelps@tiptongroup.com)**



**FRONT ENTRY OF BUILDING (FACING NORTH) AT ARBROOK BLVD.**



**33 COVERED PARKING SPACES FOR TENANTS (INCLUDING 2 HC)**

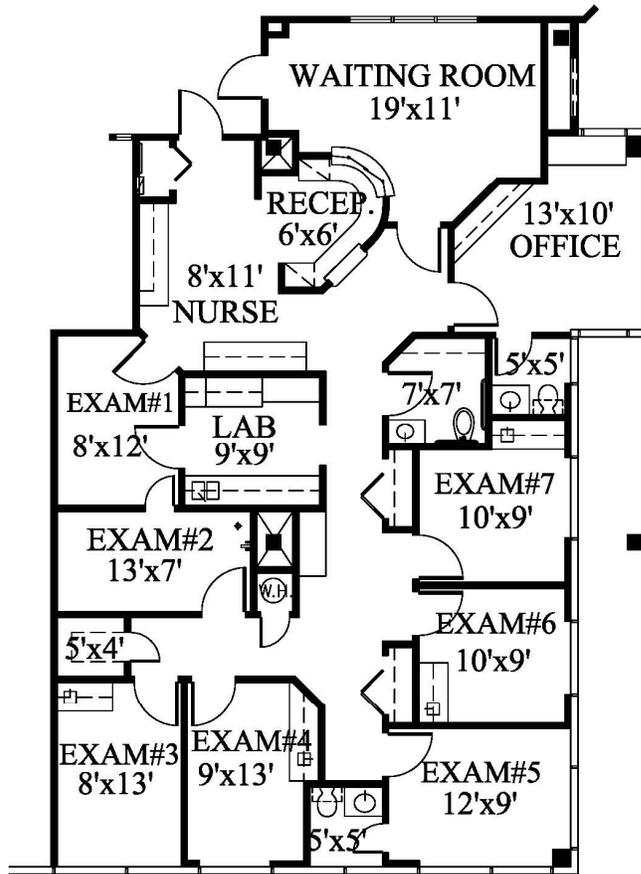


**LOBBY AND 3 STORY LOBBY WATER FEATURE**

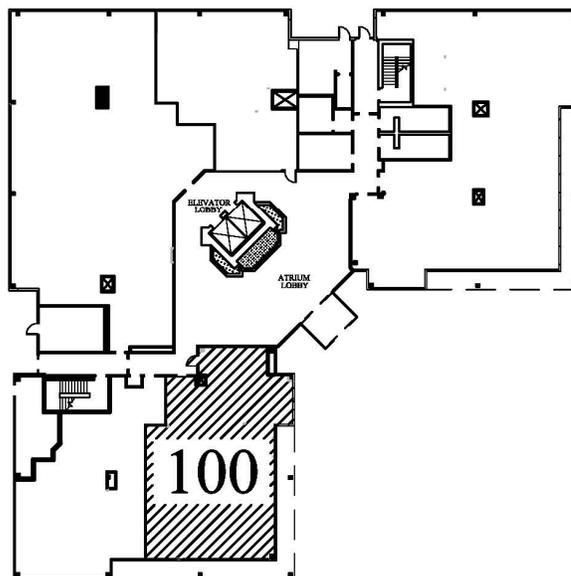




**SITE LOCATION WITH QUICK ACCESS TO IH20 AND MATLOCK ROAD**



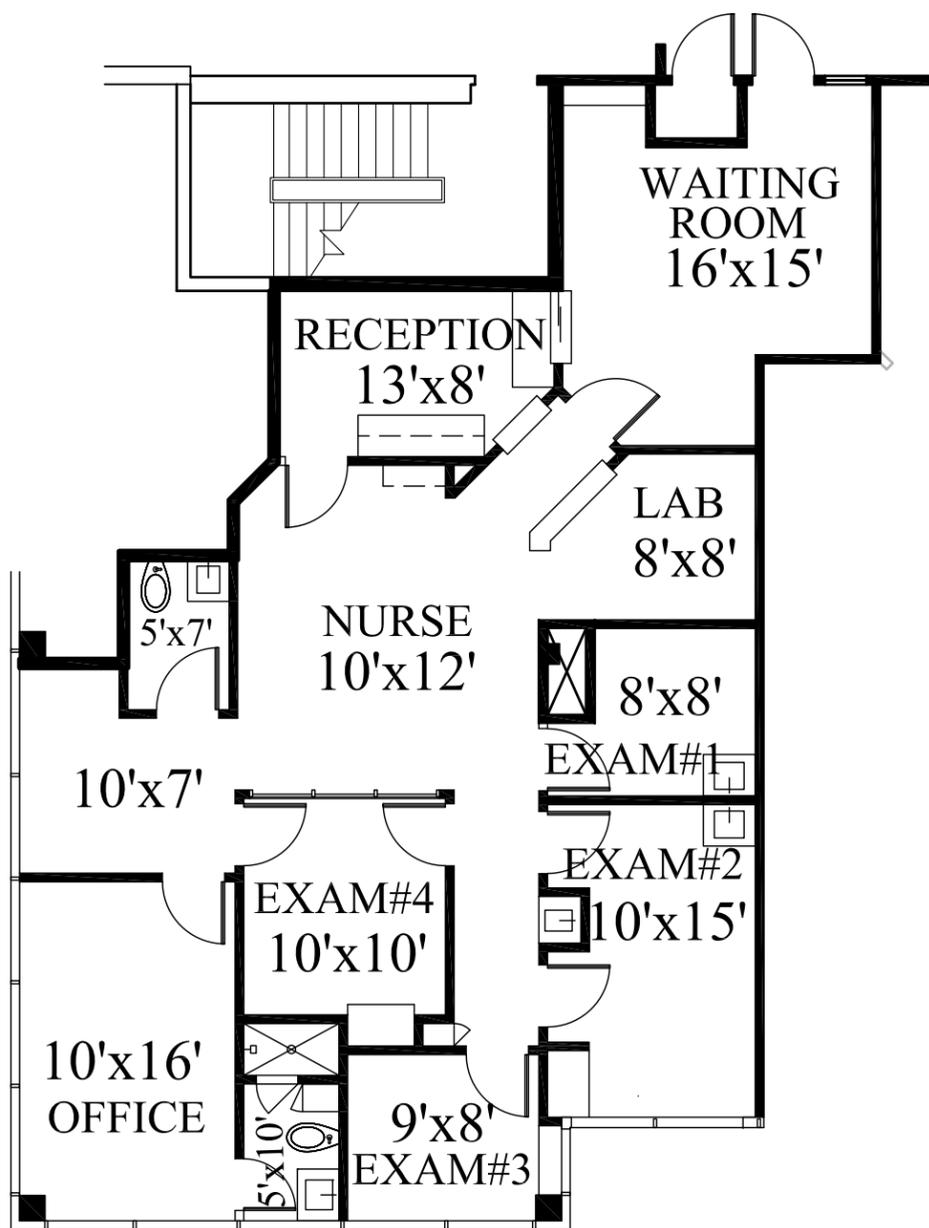
\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\*



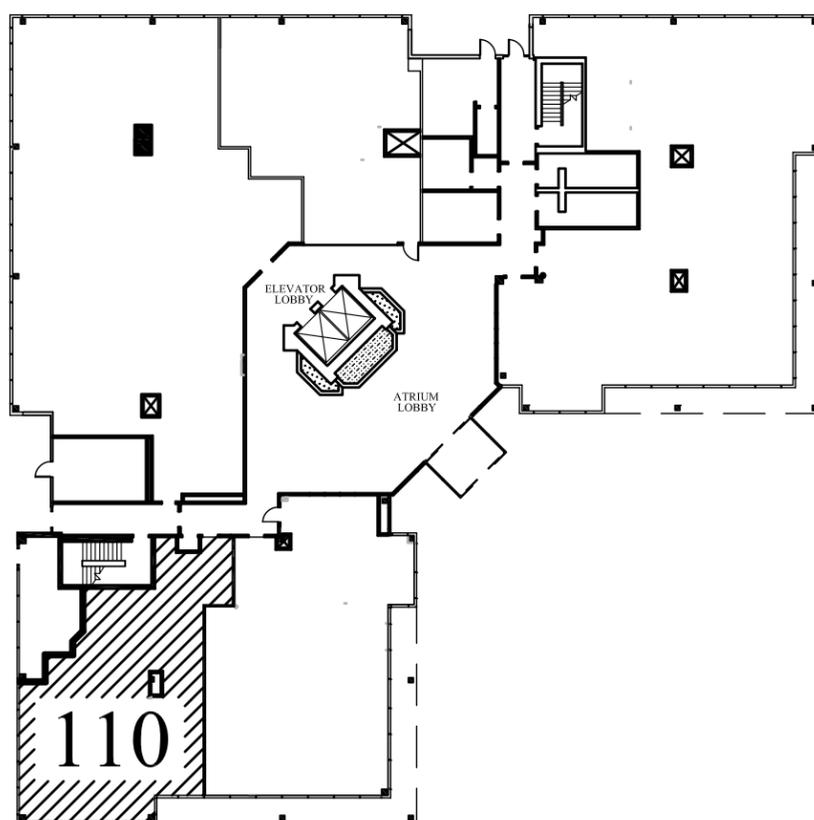
# HIGHPOINT MEDICAL BUILDING

800 West Arbork Boulevard, Arlington, Texas

SUITE 100 ~ 2,281 RSF ~ 1ST FLOOR



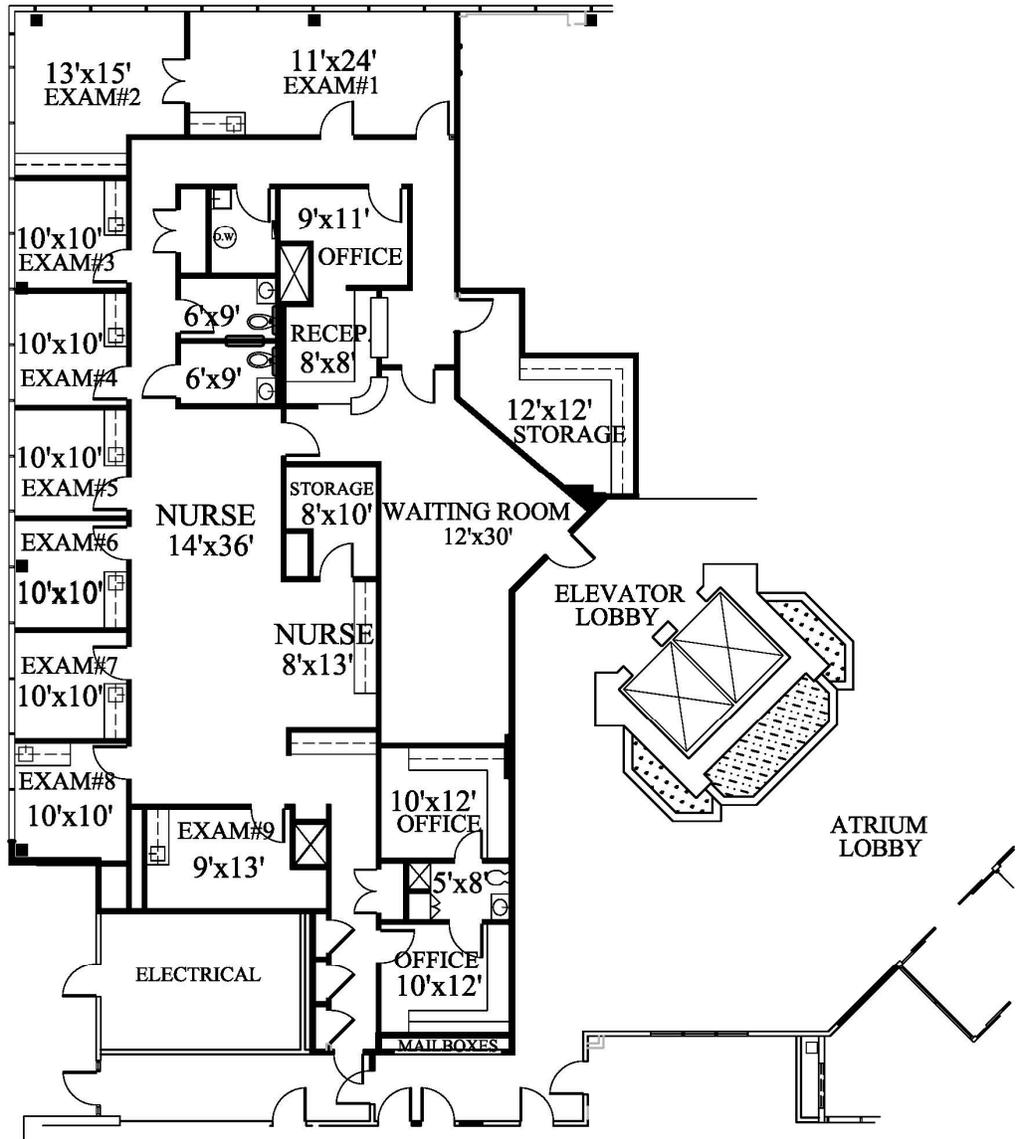
**\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\***



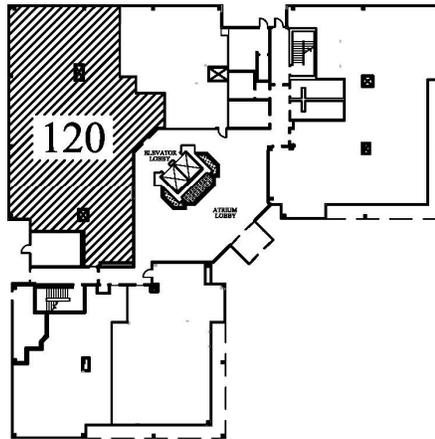
# HIGHPOINT MEDICAL BUILDING

800 West Arbrook Boulevard, Arlington, Texas

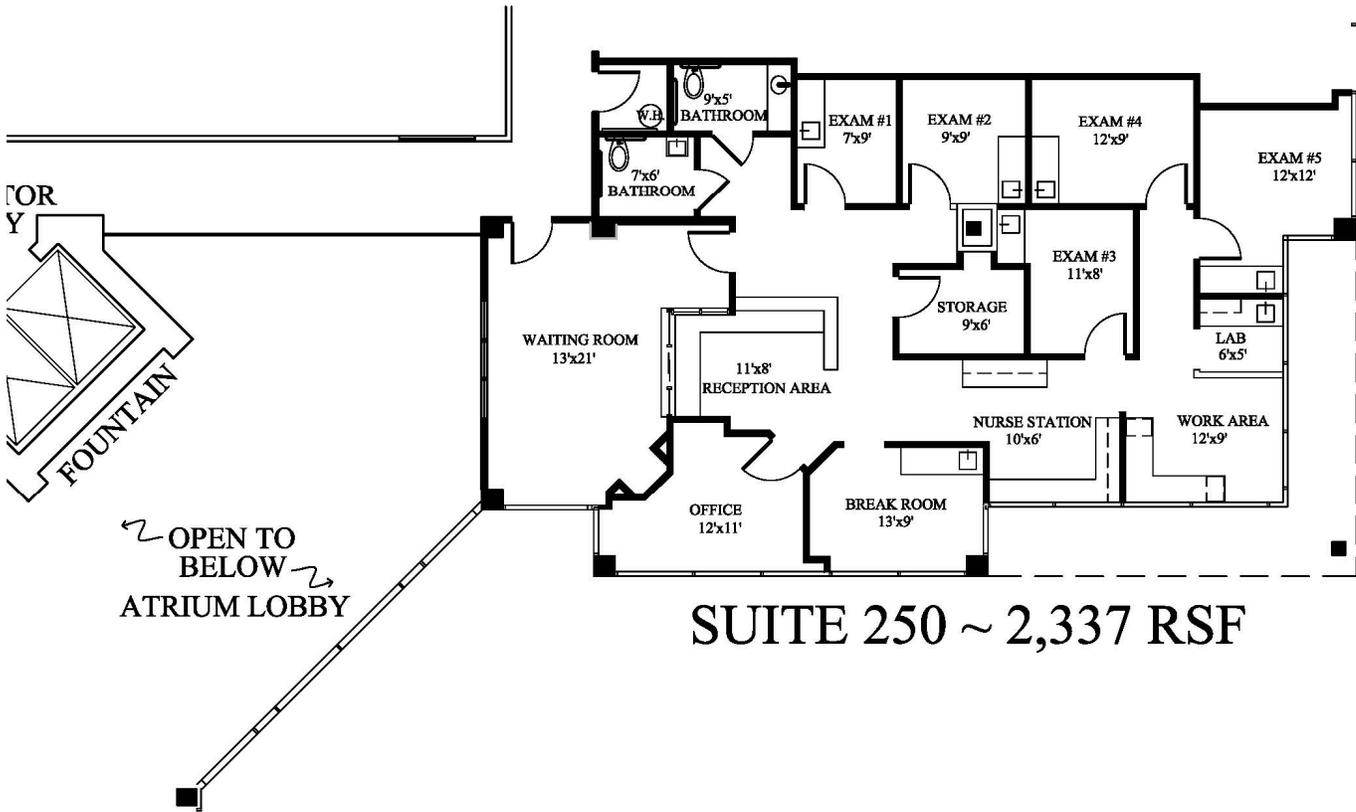
SUITE 110 ~ 1,777 RSF ~ 1ST FLOOR



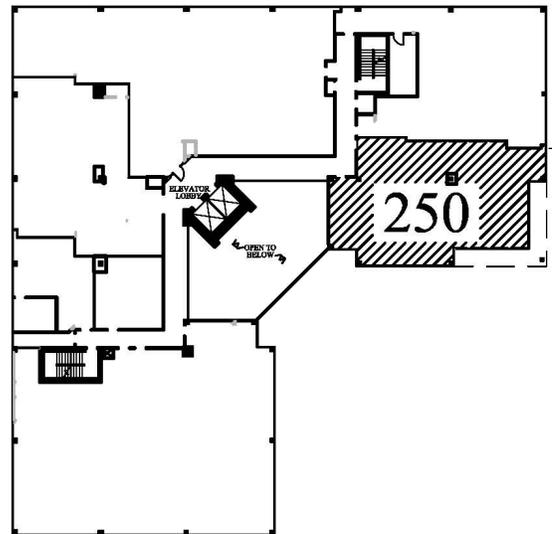
\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\*



**HIGHPOINT MEDICAL BUILDING**  
 800 West Arbrook Boulevard, Arlington, Texas  
 SUITE 120 ~ 4,458 RSF ~ 1ST FLOOR



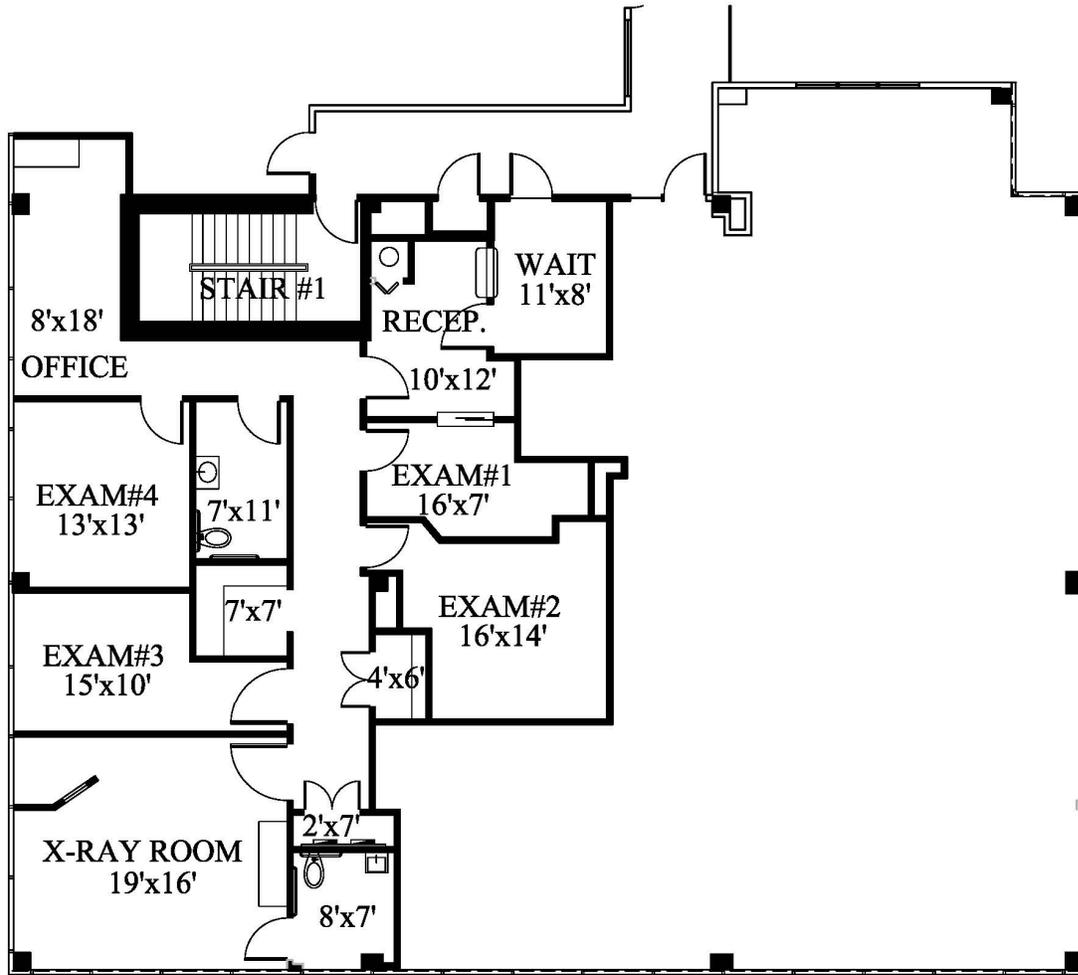
\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\*



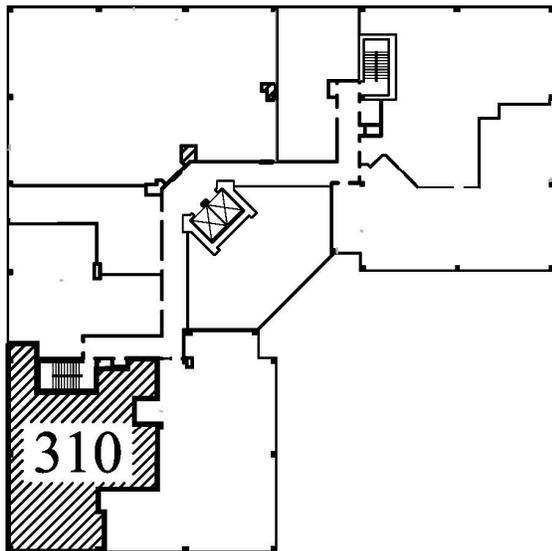
# HIGHPOINT MEDICAL BUILDING

800 West Arbrook Boulevard, Arlington, Texas

SUITE 250 ~ 2,337 RSF ~ 2ND FLOOR



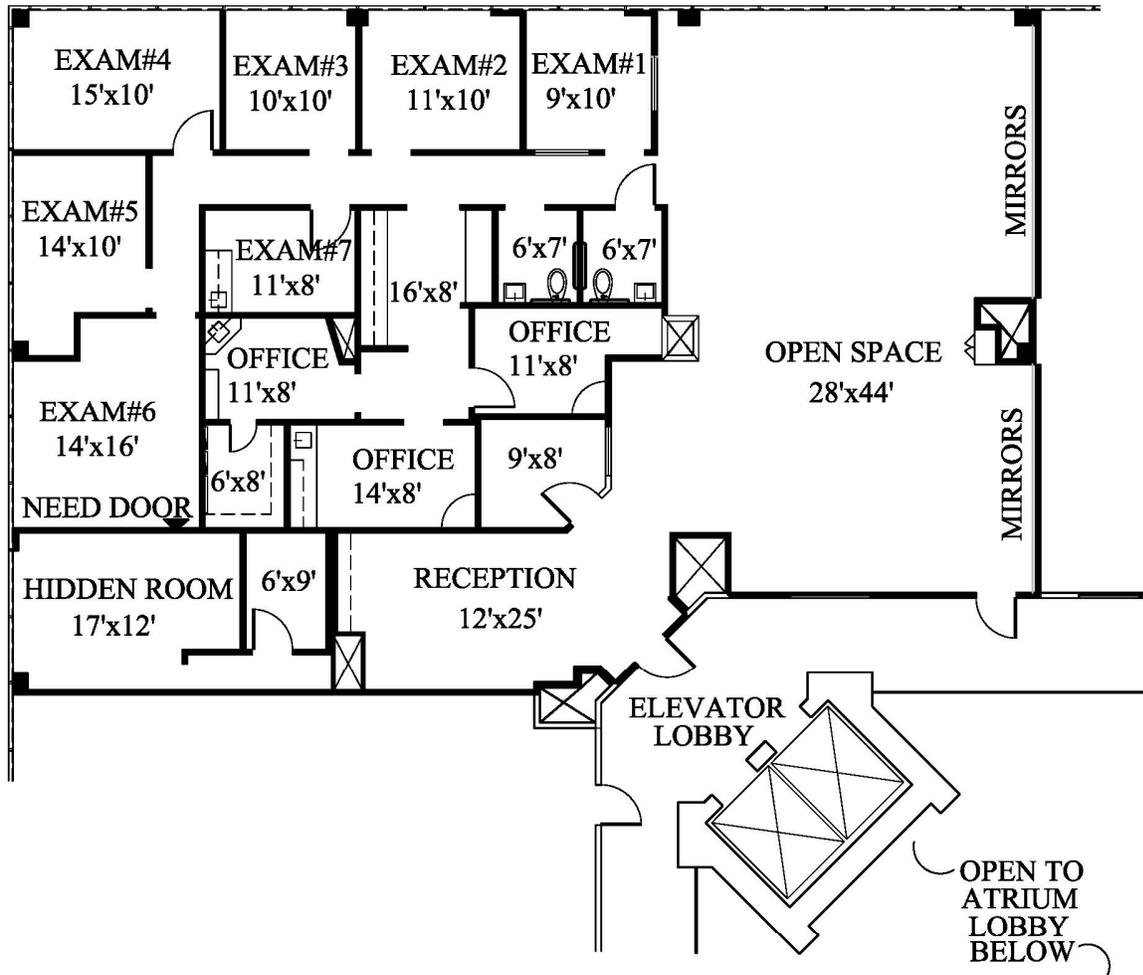
**\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\***



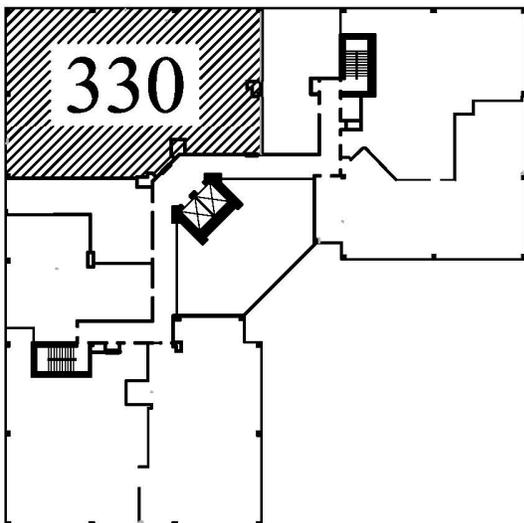
# HIGHPOINT MEDICAL BUILDING

800 West Arbrog Boulevard, Arlington, Texas

SUITE 310 ~ 2,182 RSF ~ 3RD FLOOR



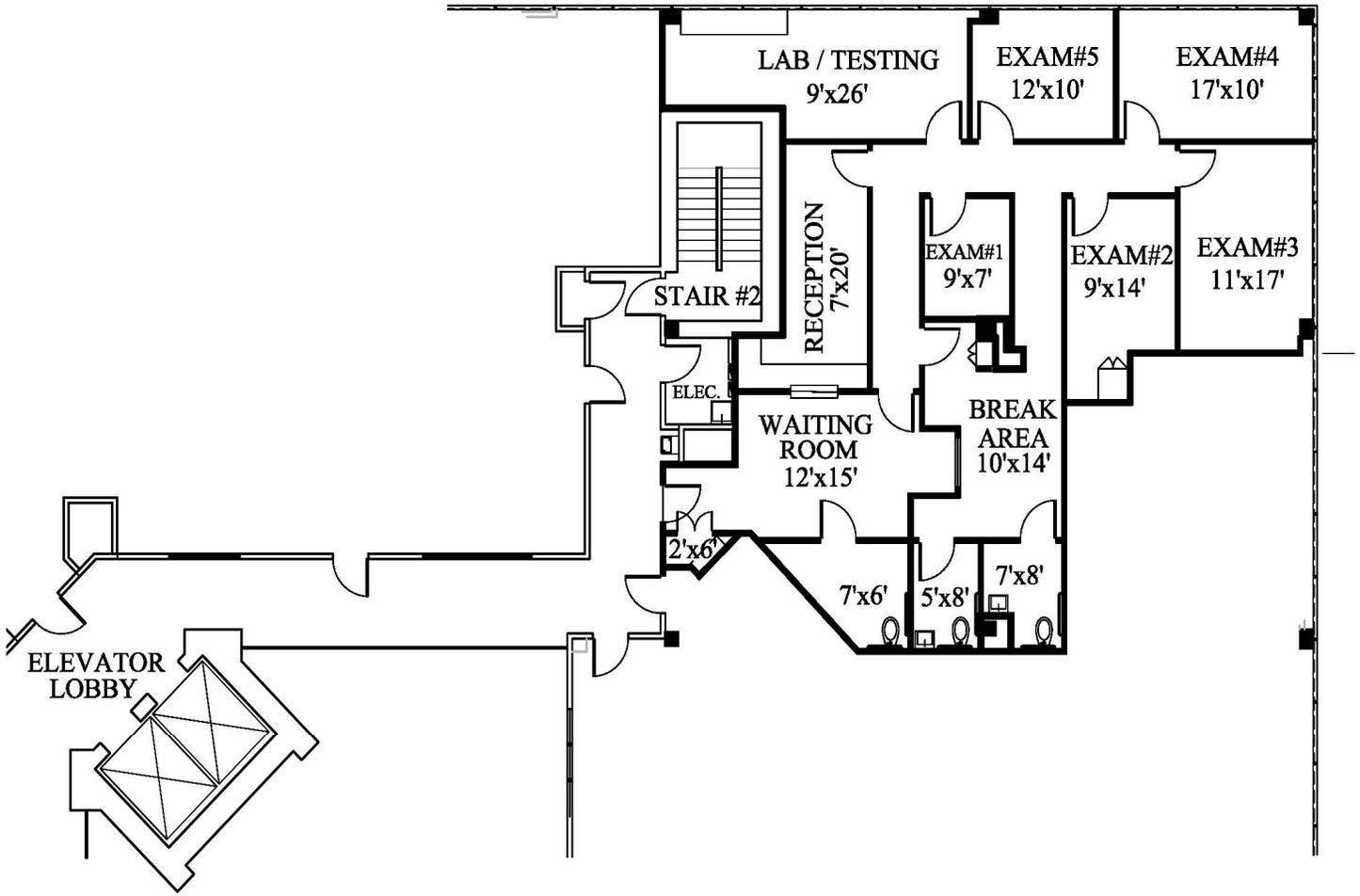
**\*ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE\***



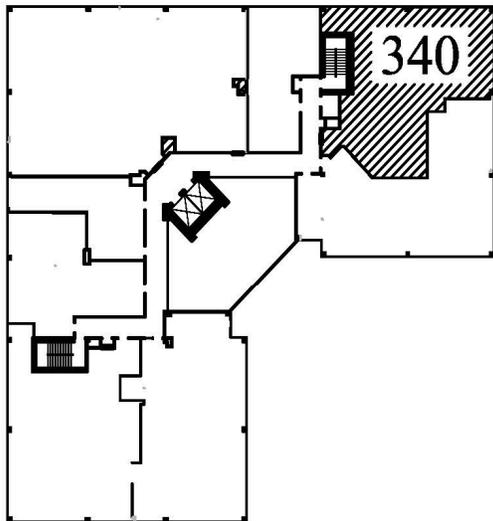
# HIGHPOINT MEDICAL BUILDING

800 West Arbrook Boulevard, Arlington, Texas

SUITE 330 ~ 4,388 RSF ~ 3RD FLOOR



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**HIGHPOINT MEDICAL BUILDING**  
 800 West Arbrook Boulevard, Arlington, Texas  
 SUITE 340 ~ 2,384 RSF ~ 3RD FLOOR

## **LEASE SPACE NOTES:**

- **SUITE 100 = 2,281 R.S.F. IS PRESENTLY IN SHEETROCK FINISHED STATE, READY FOR TENANT TO SELECT COLORS, FLOORS, COUNTERS AND FIXTURES.**  
**7 EXAM ROOMS WITH SINKS, LAB, NURSE STATION AND DOCTORS OFFICE.**  
**NORTH AND EAST FACING WINDOWS FOR NATURAL LIGHT.**  
**TENANT IMPROVEMENT ALLOWANCE NEGOTIABLE.**
- **SUITE 110 = 2,057 R.S.F. PERFECT FINISHED MEDICAL OFFICE SUITE MOVE-IN READY.**  
**4 EXAM ROOMS, LAB, NURSE STATION AND DOCTORS OFFICE**
- **SUITE 120 = 4,458 R.S.F. PERFECT LARGE SURGICAL SUITE OR MEDICAL OFFICE MOVE-IN READY.**  
**9 EXAM ROOMS, 2 DOCTORS OFFICES WITH PRIVATE BATHROOM, LARGE NURSE STATION, STORAGE SPACE, 2 PATIENT BATHROOMS AND LARGE RECEPTION / WAITING AREA.**
- **SUITE 250 = 2,337 R.S.F. MOVE-IN READY WITH CLOSE ACCESS TO ELEVATOR AND VIEW OF 3 STORY LOBBY FOUNTAIN FROM WAITING AREA.**  
**5 EXAM ROOMS, LAB, WORK AREA, BREAK ROOM, NURSE STATION, LARGE RECEPTION/WAITING AREA, 2 BATHROOMS, STORAGE.**
- **SUITE 310 = 2,182 R.S.F. ENTRY RECEPTION ARE CURRENTLY BEING REMODELED AND TENANT CAN SELECT PAINT COLOR.**  
**4 EXAM ROOMS, X-RAY RADIOLOGY ROOM, 2 BATHROOMS, STORAGE, DOCTORS OFFICE AND RECEPTION/WAITING AREA.**  
**TENANT IMPROVEMENT ALLOWANCE NEGOTIABLE.**
- **SUITE 330 = 4,388 R.S.F. PRESENTLY IN PARTIALY REMODELED STATE, READY FOR TENANT TO SELECT COLORS, FLOORS, COUNTERS AND FIXTURES.**  
**7 EXAM ROOMS WITH SINKS, LAB, NURSE STATION, 2 BATHROOMS, STORAGE, RECEPTION WAITING AREA AND 3 DOCTORS OFFICES.**  
**LARGE 28' X 44' OPEN SPACE ROOM WITH MIRRORED WALLS IS PERFECT FOR AN ORTHOPEDIC OFFICE, PHYSICAL THERAPIST OR OCCUPATIONAL THERAPIST.**  
**TENANT IMPROVEMENT ALLOWANCE NEGOTIABLE.**
- **SUITE 340 = 2,384 R.S.F. THAT IS MOVE-IN READY WITH NATURAL LIGHT ON 2 SIDES.**  
**5 EXAM ROOMS, 3 BATHROOMS, LAB/TESTING AREA, BREAKROOM AND LARGE RECEPTION /WAITING AREA.**