

FACT SHEET



**ARLINGTON DOWNS
TOWER**

ADDRESS: 2225 E Randol Mill Road, Arlington, Texas 76011

TOTAL BUILDING SQUARE FEET: 88,836 RSF

LARGEST CONTIGUOUS SQUARE FEET: 7,037 RSF

FLOORS: Six (6) Stories

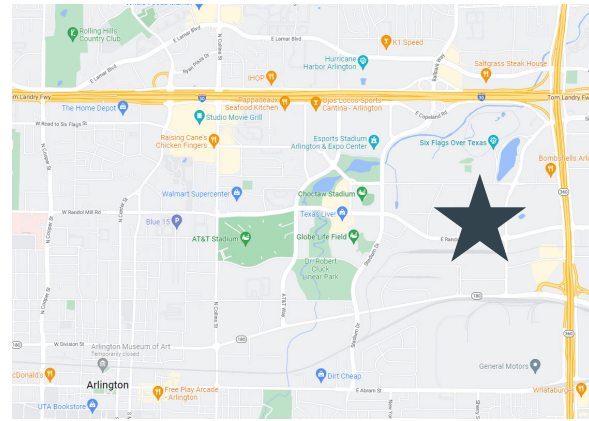
RENTAL RATES: \$20.00 psf + E

HVAC HOURS OF OPERATION: Monday - Friday: 7:00 AM - 7:00 PM
Saturday: 7:00 AM - 1:00 PM

SECURITY: Access Control System (Key Card) & Camera Security System

TELECOMMUNICATION PROVIDERS: Fiber by Spectrum Business, LOGIX Smart Building, AT&T & Frontier Communications

PARKING: 3/1,000 SF; Unreserved Surface and Covered Reserved



RENOVATIONS:

- Renovated lobby/1st floor
- Updated floor corridors
- HVAC modernization
- New elevators

AVAILABLE SUITES:

SUITE #	RENTABLE SF	NOTES
SUITE 101	2,862 RSF	Lobby exposure, potential eyebrow signage
SUITE 210	5,445 RSF	
SUITE 308	1,152 RSF	Spec suite with elevator lobby exposure
SUITE 310	4,446 RSF	Break room
SUITE 312	1,439 RSF	Spec suite
SUITE 400	3,314 RSF	Spec Suite with elevator lobby exposure
SUITE 402	463 RSF	
SUITE 406	658 RSF	
SUITE 423	1,756 RSF	Break room
SUITE 427	2,588 RSF	
SUITE 510	1,719 RSF	
SUITE 530	2,171 RSF	Break room
SUITE 625	1,096 RSF	

BUILDING AMENITIES	DINING	HOTELS
Conference Room	Texas Live!	Live! By Loews
Tenant Break Lounge	Mercury Chophouse	Hilton Arlington
Parks Pantry Micro Market	Pappadeaux Seafood Kitchen	Aloft Arlington
	Gino's East	Sheraton Arlington

For Leasing Information

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