

# FOR LEASE



## 801 STATION DRIVE, SUITE 101 & 103

Arlington, Texas 76015



## BUILDING DATA

AVAILABLE SF:	3,354 SF
OFFICE SF:	±2,012 SF
WAREHOUSE SF:	±1,342 SF
CLEAR HEIGHT:	12'
LOADING DOCKS:	2 - 9'x10' Grade Level Door

## ECONOMIC DATA

LEASE RATE:	\$12.00/SF NNN
OPEX:	\$4.00/SF

FOR LEASING INFORMATION:

**Ken Wesson, SIOR, CCIM**  
Managing Principal  
kwesson@lee-associates.com  
C: 469.855.5222

LEASING:

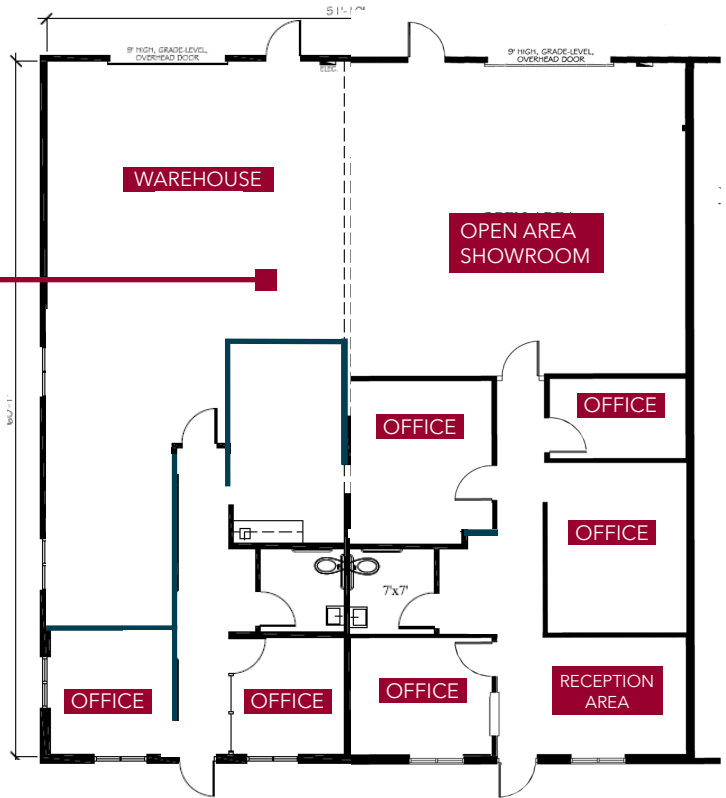
 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 3,354 SF

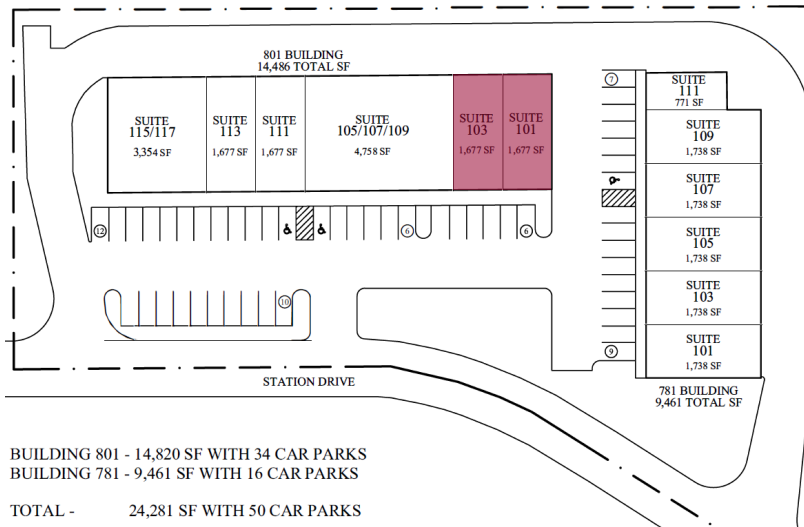
# FOR LEASE

## FLOOR PLAN

<b>SUITE 101 &amp; 103</b>	
OFFICE	2,012 SF
WHSE	1,342 SF
<b>3,354 SF TOTAL</b>	



## SITE PLAN



BUILDING 801 - 14,820 SF WITH 34 CAR PARKS  
BUILDING 781 - 9,461 SF WITH 16 CAR PARKS  
TOTAL - 24,281 SF WITH 50 CAR PARKS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASING INFORMATION:

**Ken Wesson, SIOR, CCIM**  
Managing Principal  
kwesson@lee-associates.com  
C: 469.855.5222

LEASING:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES