

LEASE

Oakhollow Business Park- Office & Industrial

2401 - 2415 AVENUE J

Arlington, TX 76006

PRESENTED BY:

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TX #0375841

COURTNEY STANFORD, CCIM

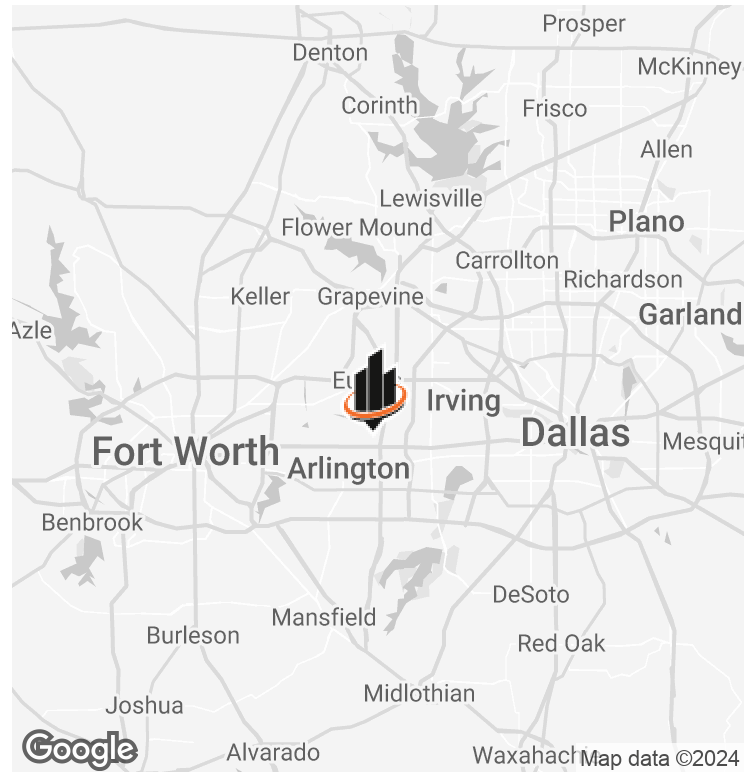
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TX #704141



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - 22.00 SF/yr (Full Service)
BUILDING SIZE:	84,328 SF
AVAILABLE SF:	451 - 4,726 SF
LOT SIZE:	5.53 Acres
YEAR BUILT:	1984
RENOVATED:	2020
ZONING:	F1
MARKET:	Mid Cities
VIDEO:	View Here

PROPERTY OVERVIEW

Discover a premier leasing opportunity at our property in Arlington, TX. Boasting an on-site leasing office, management, and ownership, our property offers the convenience of localized and responsive support. Emphasizing security, card key access ensures peace of mind for tenants. High-speed internet availability caters to modern business needs, while the property's strategic location just 1/2 mile from Interstate 360, Interstate 30, and Ball Park Way provides exceptional accessibility and visibility. Plus, its proximity to DFW Airport, only 10 miles away, facilitates seamless business travel. Explore the potential of this prime commercial property, designed to elevate your business operations.

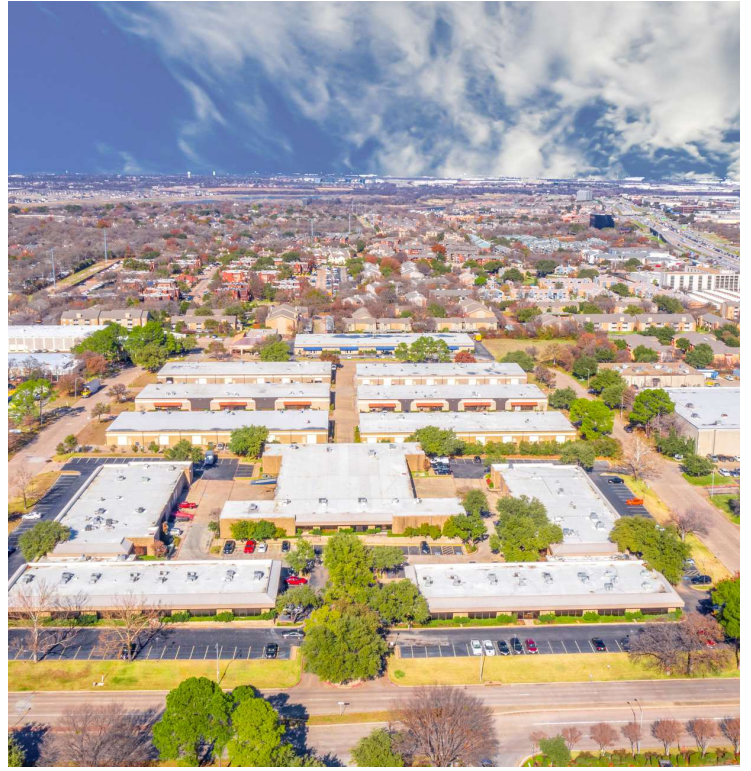
PROPERTY HIGHLIGHTS

- - On-site leasing office, management, and ownership
- - Locally owned and operated
- - Card key access security
- - High-speed internet available
- - Strategically located near major highways
- - Just 10 miles from DFW Airport

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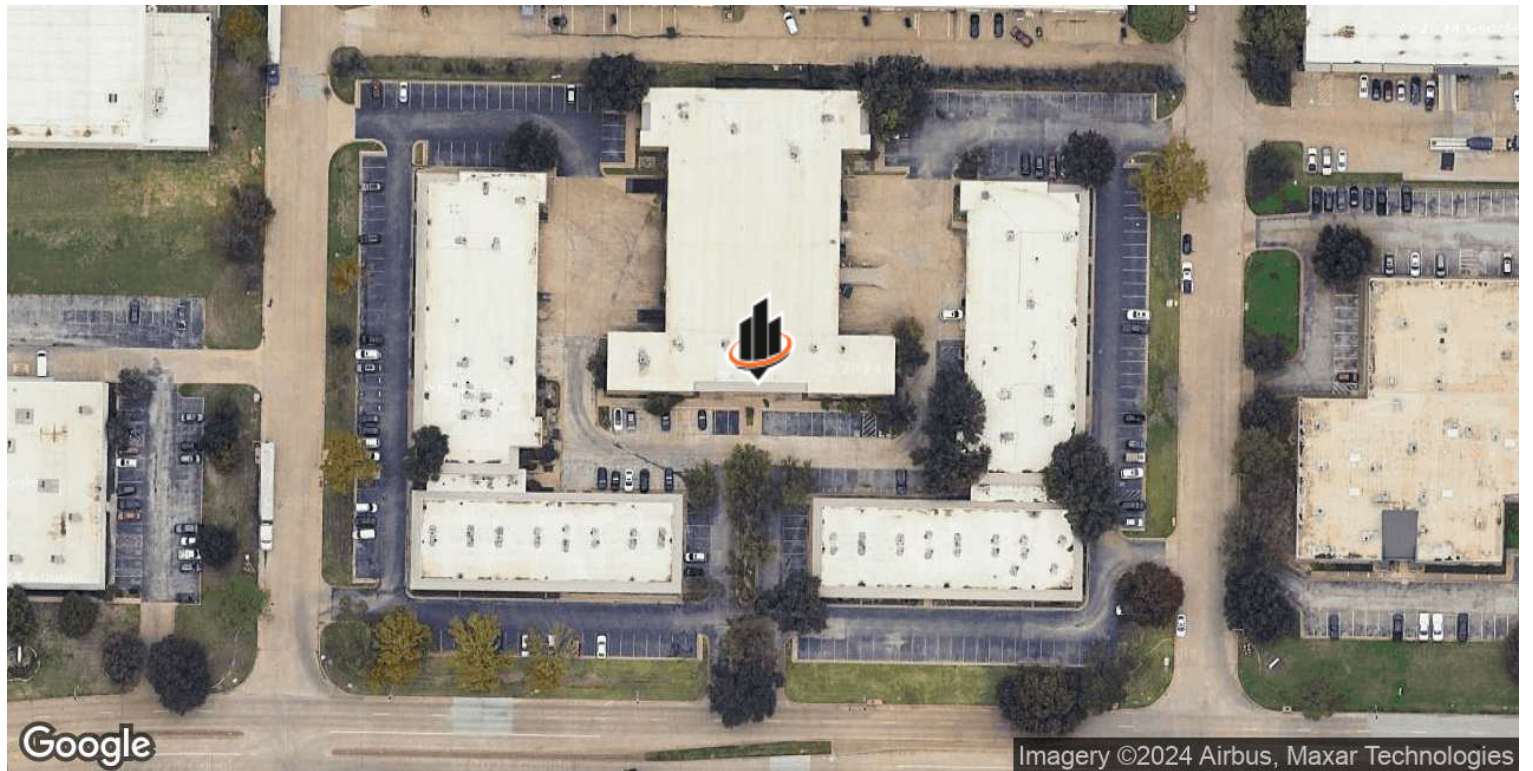
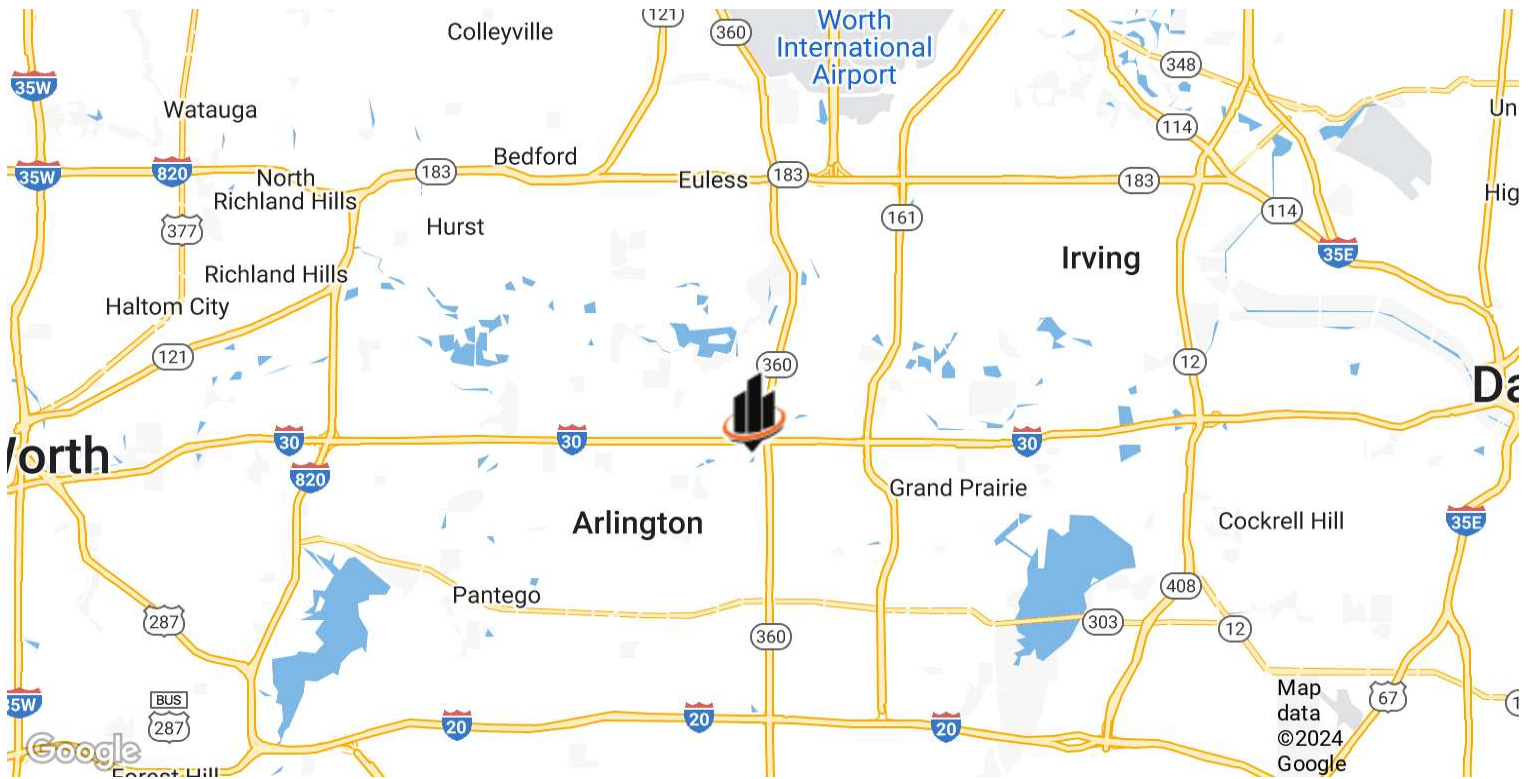
ADDITIONAL PHOTOS



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LOCATION MAP



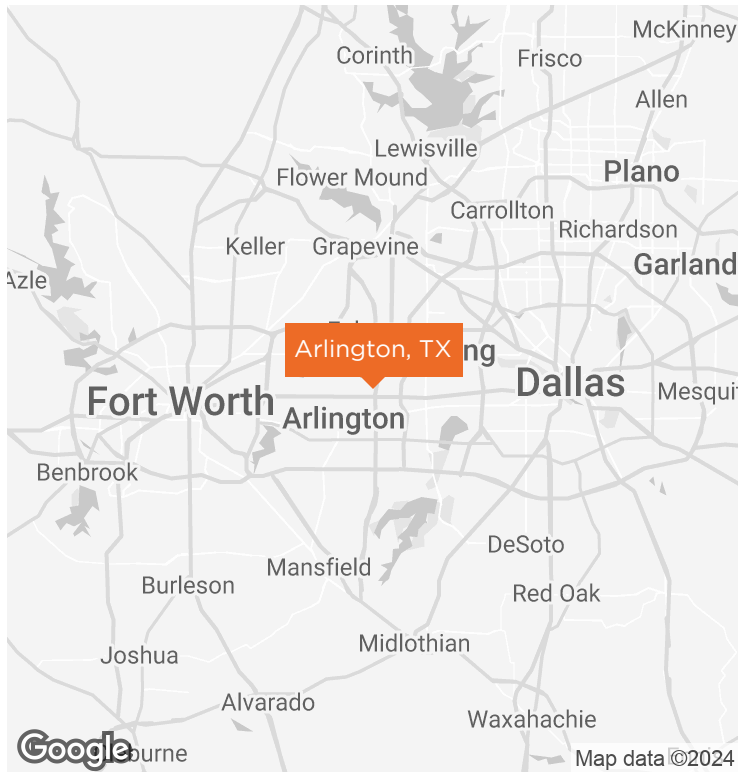
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CITY INFORMATION



LOCATION DESCRIPTION

Arlington is located in the heart of Dallas-Fort Worth metroplex, making it a prime location for businesses with clients and partners throughout the region. The city is also well-connected to major highways making it easy to travel to other cities in Texas.

Arlington's economy is diverse and rapidly growing, making it an attractive location for businesses looking to expand or relocate. The city is home to several major employers, including General Motors, Texas Health Resources, and the University of Texas at Arlington.

Arlington offers a diverse range of office spaces, from small startups to large corporate headquarter, which means businesses of all sizes and industries can find a suitable space to meet their needs.

Arlington offers a high quality of life for employees, with a variety of housing options, excellent schools, and numerous recreational and cultural opportunities.

LOCATION DETAILS

MARKET	Mid Cities
SUB MARKET	North Arlington
COUNTY	Tarrant
CROSS STREETS	Corporate Drive West and East

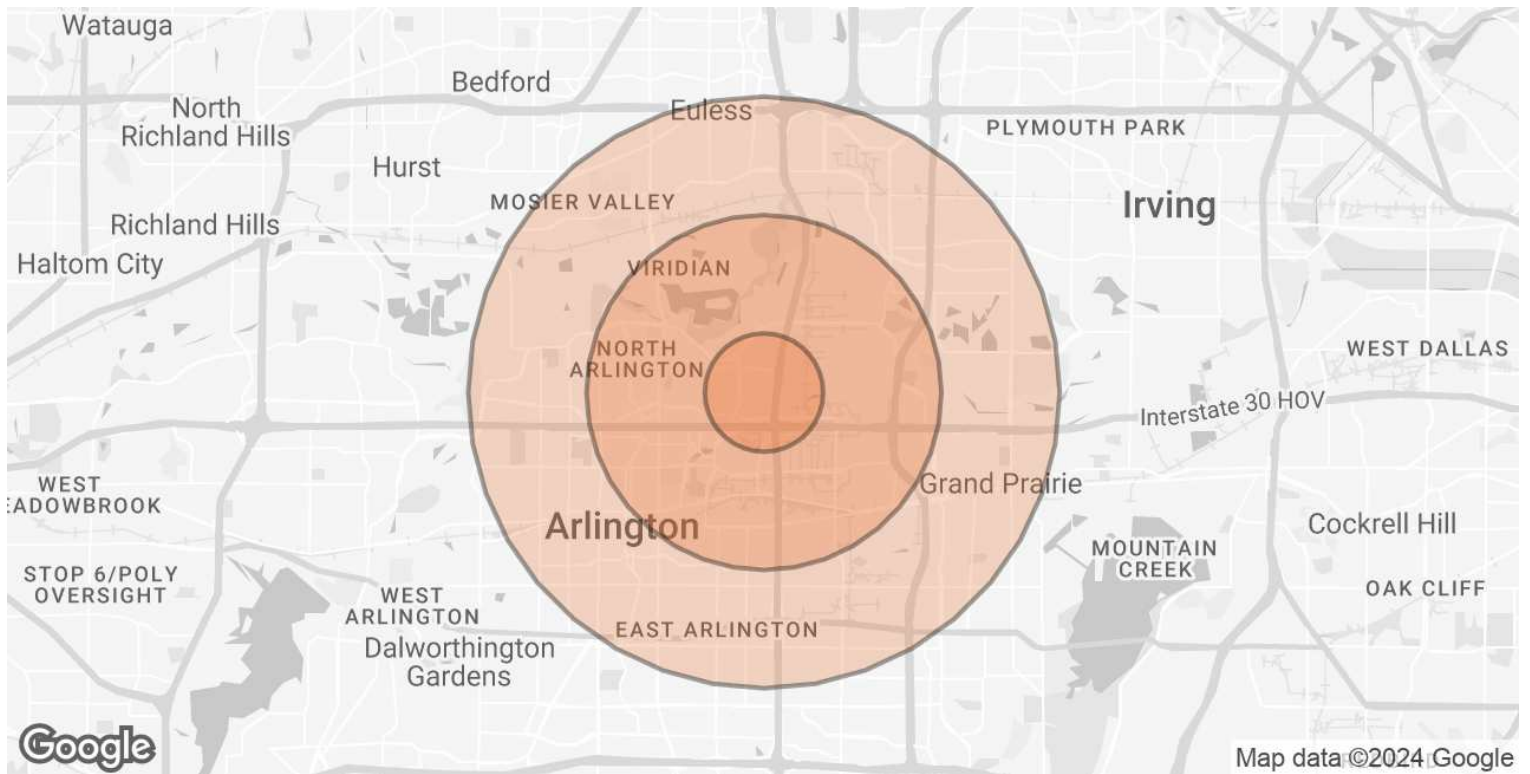
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DEMOGRAPHICS MAP & REPORT



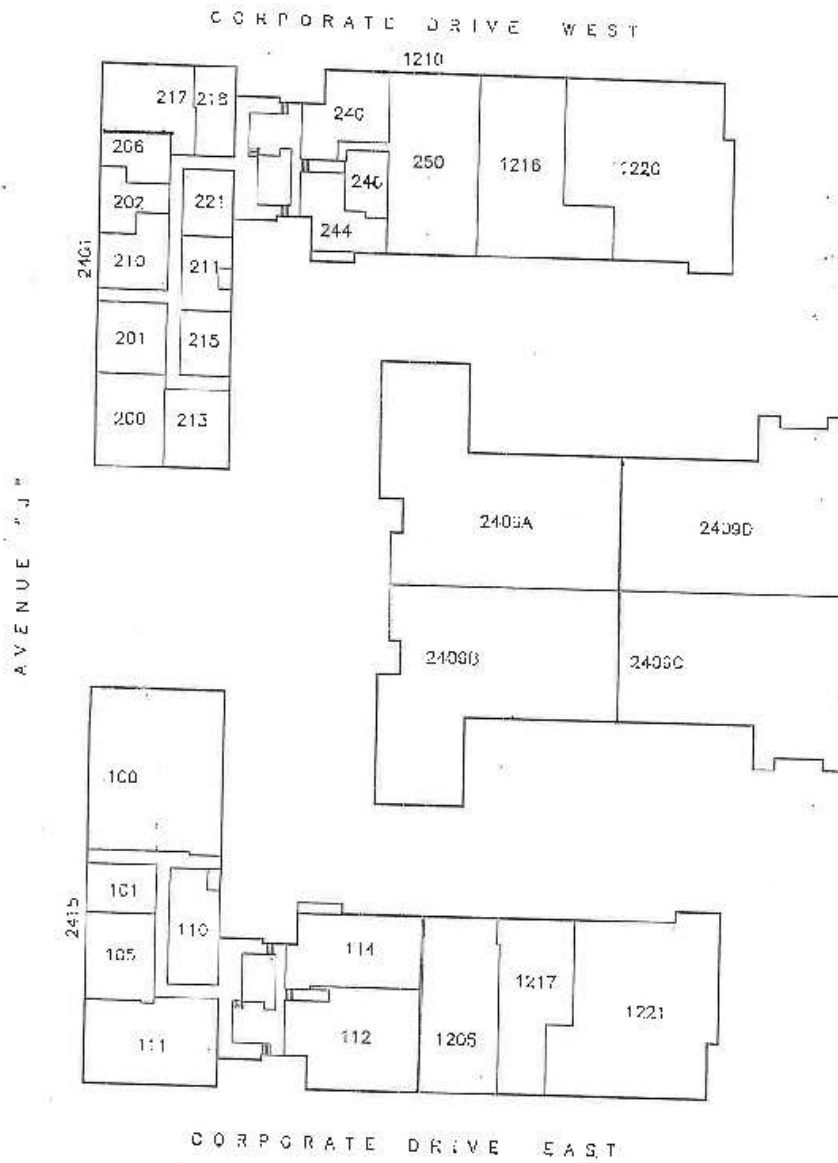
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,296	73,462	227,931
AVERAGE AGE	31.8	30.3	30.4
AVERAGE AGE (MALE)	31.4	30.0	30.1
AVERAGE AGE (FEMALE)	31.7	31.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,191	32,022	88,152
# OF PERSONS PER HH	2.0	2.3	2.6
AVERAGE HH INCOME	\$58,236	\$55,487	\$52,764
AVERAGE HOUSE VALUE	\$179,098	\$145,495	\$131,098

2020 American Community Survey (ACS)

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SITE PLANS



Oakhollow Business Park/Arlington, TX

KEY PLAN

SCALE 1" = 80'

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	36 months
TOTAL SPACE:	451 - 4,726 SF	LEASE RATE:	\$18.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2415 Ave. J Suite 110	Available	1,386 SF	Full Service	\$19.00 SF/yr	1,386 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 5 private offices, storage room and reception area.
2401 Avenue J. Suites 244- 246	Available	1,640 SF	Full Service	\$19.00 SF/yr	1,640 sf of office space. 5 offices, reception area, and break room available.
2415 Ave J Suite 105	Available	2,283 SF	Full Service	\$18.00 SF/yr	2,283 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 4 private offices with lots of open workspace.
2415 Avenue J Suite 112	Available	2,842 SF	Full Service	\$18.00 SF/yr	6 Private offices, Large Conference Room, Open areas, Outside Door on Corporate Drive East with signage opportunities, Coffee Bar with sink and large work room.

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LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1202 Corporate Drive West	Available	3,719 SF	Full Service	\$22.00 SF/yr	Premium Office space with outside storefront and door. Wood floors, hand troweled walls, granite counter tops, and many built ins. Technologically wired for high speed internet access. 9 Private offices, conference room, full service kitchen, and reception. Large open area in center of space.
2415 Avenue J Suite 111	Available	2,443 - 4,726 SF	Full Service	\$19.00 SF/yr	-

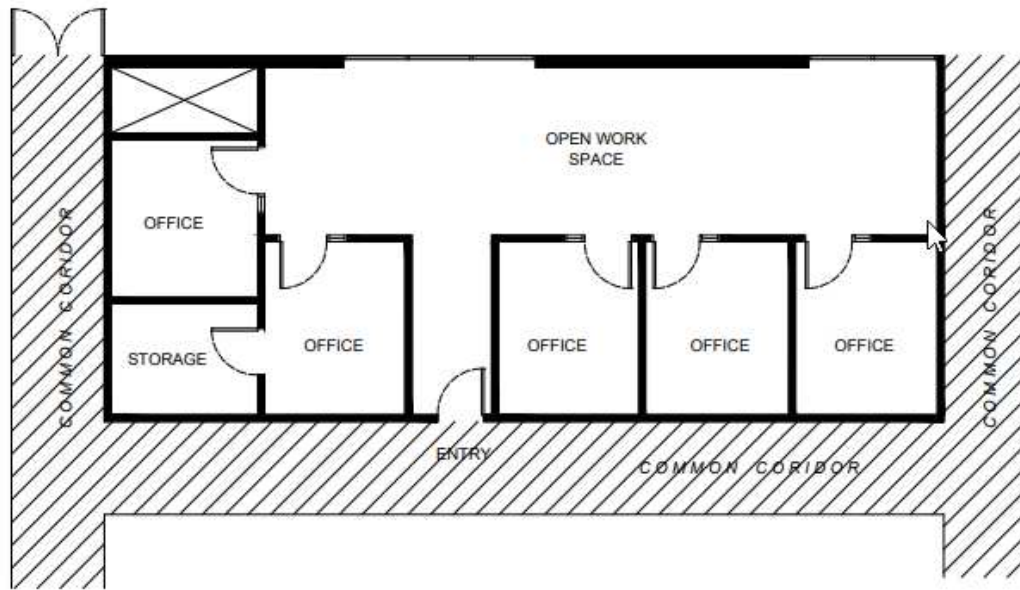
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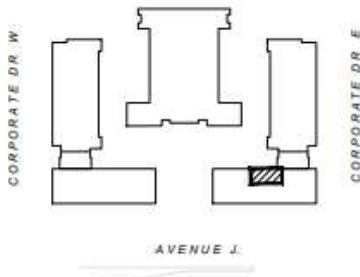
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SUITE 110



KEY PLAN:



2415 Ave J - SUITE 110

CORPORATE DR. E. ARLINGTON TX 76006



FLOOR PLAN

SCALE: 3/32" = 1'-0"

OFFICE AREA: 1,205 SQFT
 COMMON AREA FACTOR: 1.15
 TOTAL AREA: 1,388 SQFT



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 DRAWN BY: STUDIO WHITEBOX DATE: 03.17.2022

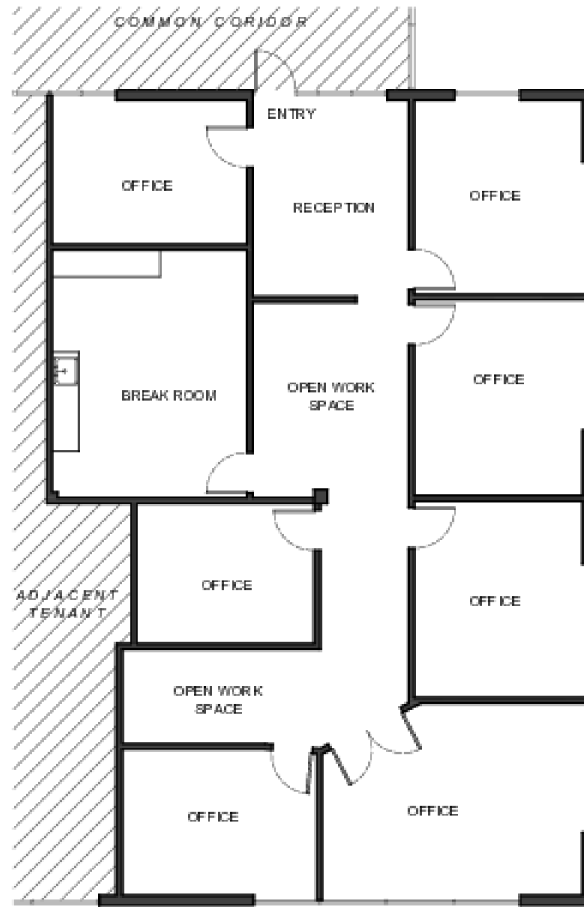
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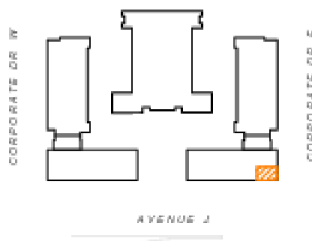
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SUITE 111



KEY PLAN:



2415 Ave J - SUITE 111

CORPORATE DR. E. ARLINGTON TX 76006



FLOOR PLAN

SCALE: 3/32" = 1'-0"

OFFICE AREA: 2,259 SQFT
COMMON AREA FACTOR: 1.15
TOTAL AREA: 2,595 SQFT



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DRAWN BY: STUDIO WHITEBOX DATE: 01/15/2014

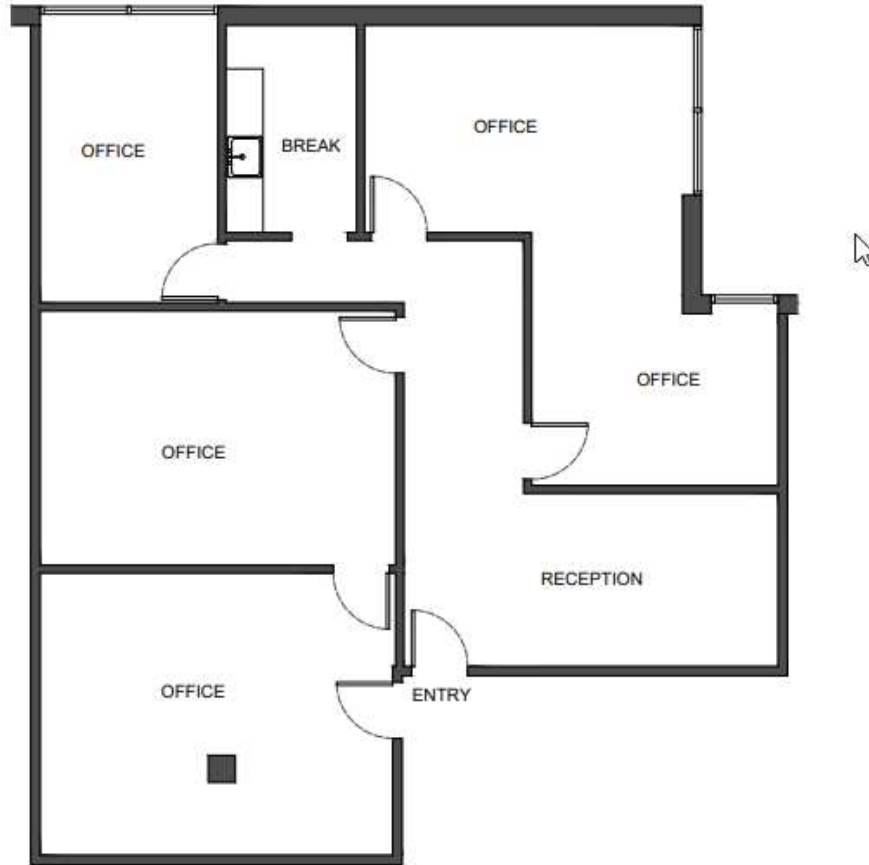
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SUITE 244

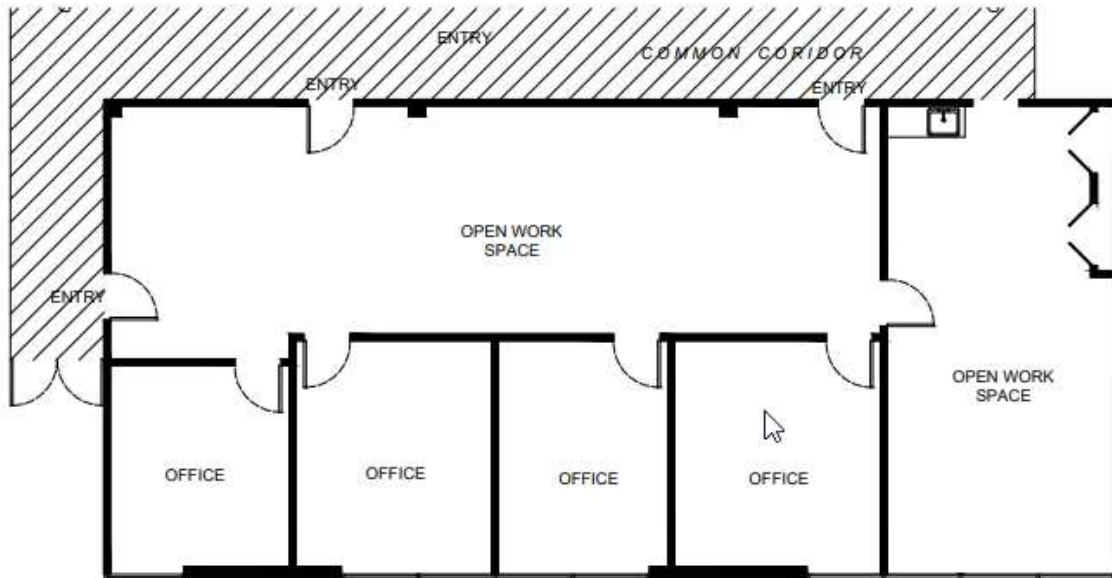


 <p>SUITE 244 FLOOR PLAN SCALE: 1/8" = 1'-0" DATE: 02-28-18</p>	<p>2401 AVENUE J ARLINGTON, TX 76006</p>		
	OFFICE AREA: 1,640 SQFT	TOTAL AREA: 1,640 SQFT	
	WAREHOUSE AREA: NA		

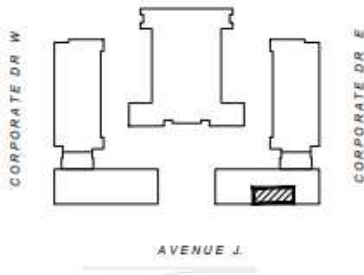
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SUITE 105



KEY PLAN:



2415 Ave J - SUITE 105

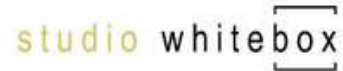
CORPORATE DR E ARLINGTON TX 76006



FLOOR PLAN

SCALE: 3/32" = 1'-0"

OFFICE AREA: 1,985 SQFT
 COMMON AREA FACTOR: 1.15
 TOTAL AREA: 2,283 SQFT



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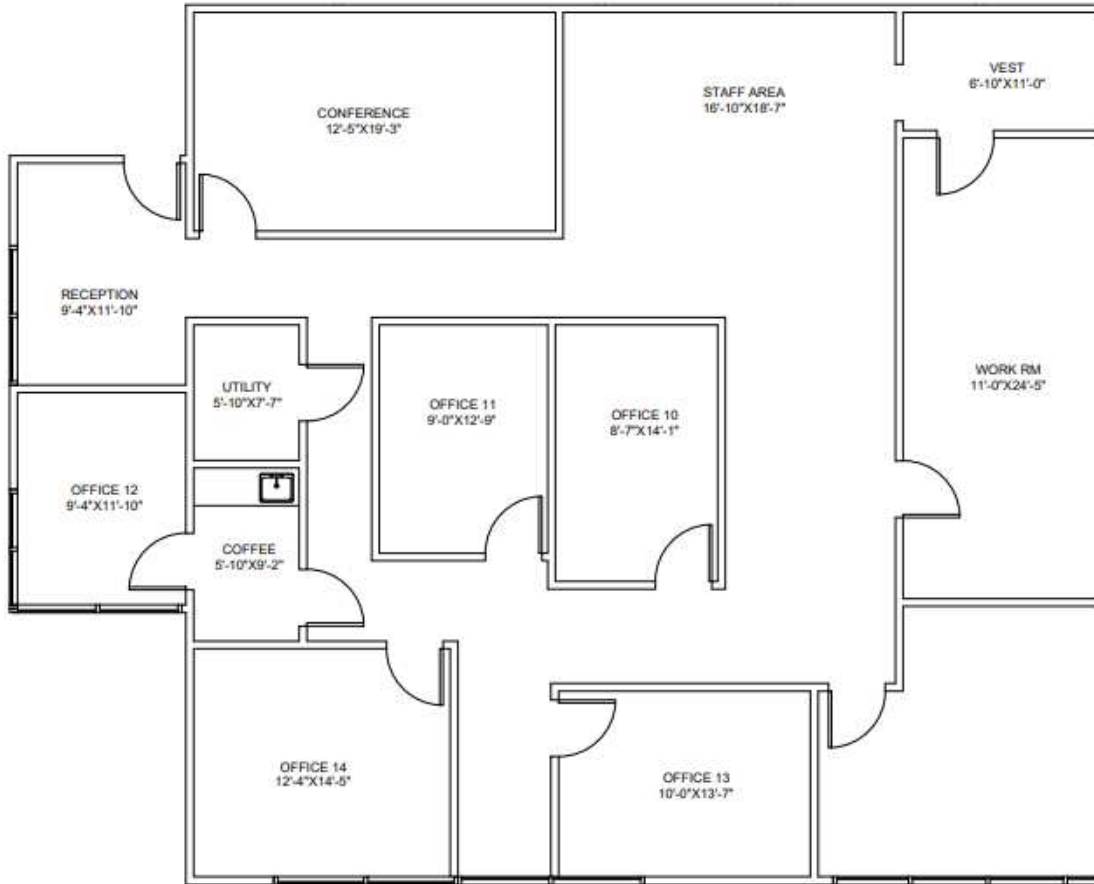
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SUITE 112

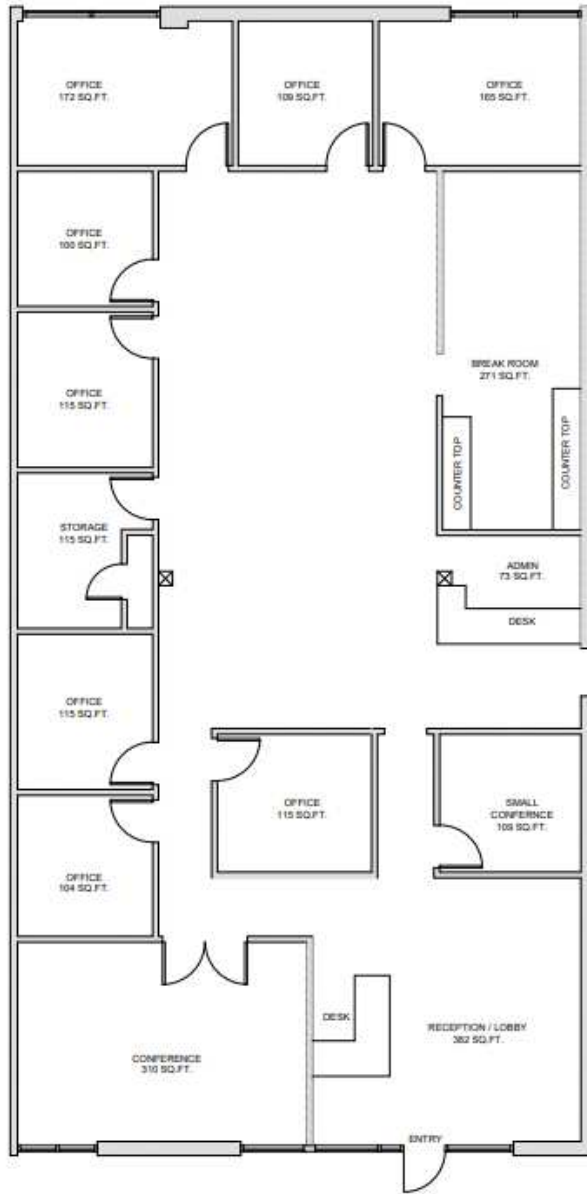


	OAKHOLLOW BUSINESS PARK SUITE 112 scale: 1/8" = 1'-0"	2415 AVE. J ARLINGTON, TX 76006		
		OFFICE AREA: 2,842 SQ FT WAREHOUSE: N/A	TOTAL AREA: 2,842 SQ FT DRAWN BY: IRVING GATICA DATE: 05-12-2011	

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1202 CORPORATE DR W



	FLOOR PLAN scale: 3/32" = 1'-0" DRAWN BY: I.G. DATE: 06-26-19	1202 W. CORPORATE DRIVE ARLINGTON, TX 76006		
		OFFICE AREA: 3,719 SQ FT		
		WAREHOUSE: N/A SQ FT		

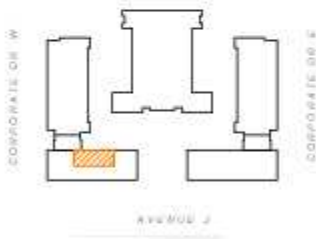
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SUITE 211A



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024 11:21 AM

211A - Option 1

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 451 SQFT



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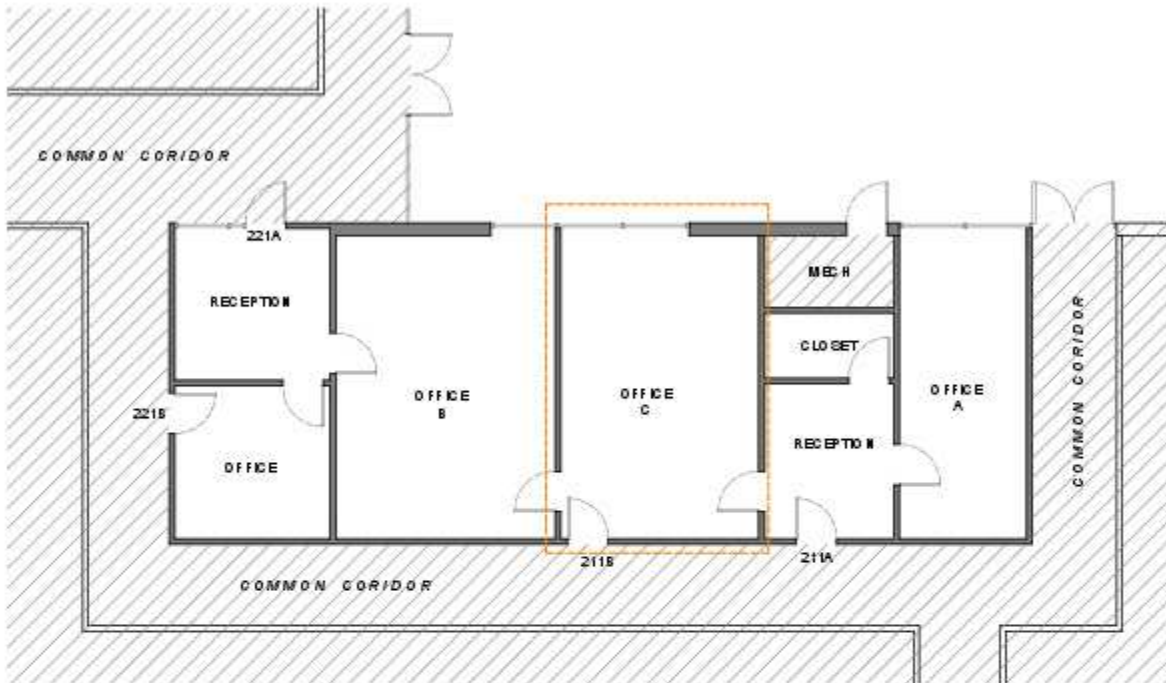
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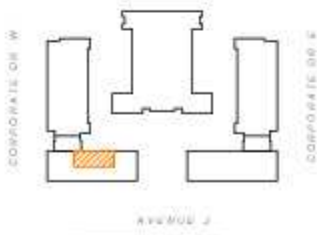
courtney.stanford@svn.com

TX #704141

SUITE 211B



KEY PLAN:



FLOORPLAN

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024 11:21 AM

211B - Option 1

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 435 SQFT



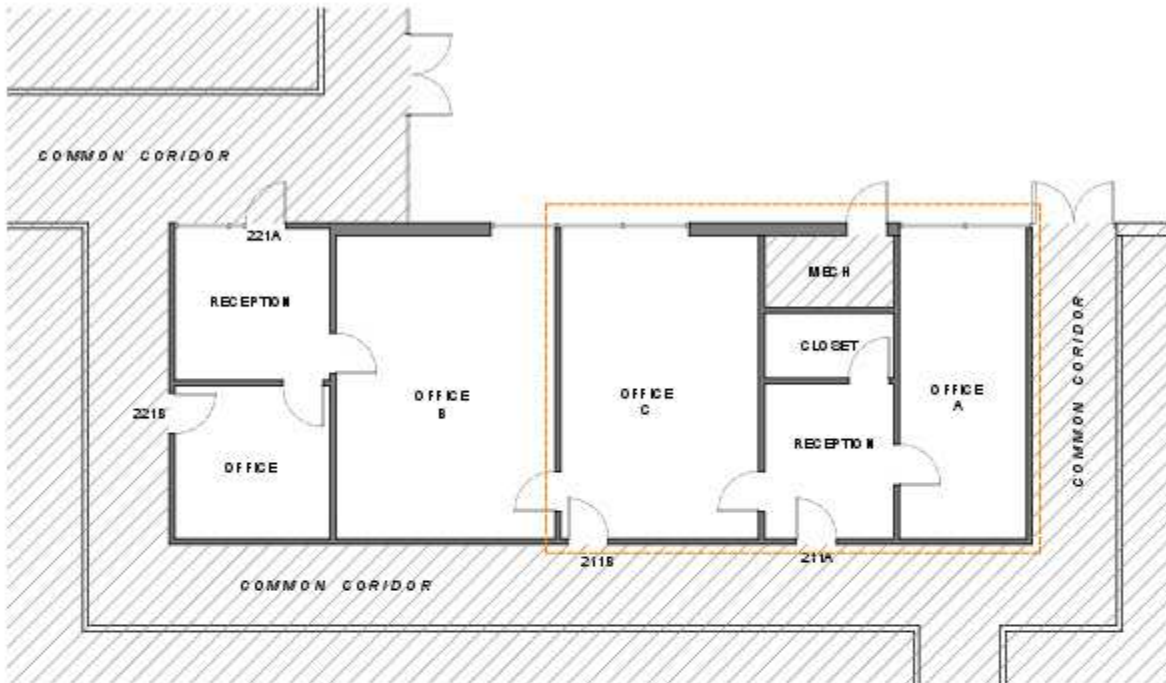
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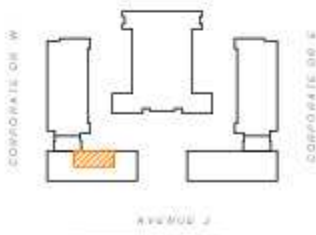
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SUITE 211A&B



KEY PLAN:



FLOORPLAN

SCALE: 3/32" = 1'-0"

DATE: 08/20/2024 11:21 AM

211A - Option 2

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 858 SQFT



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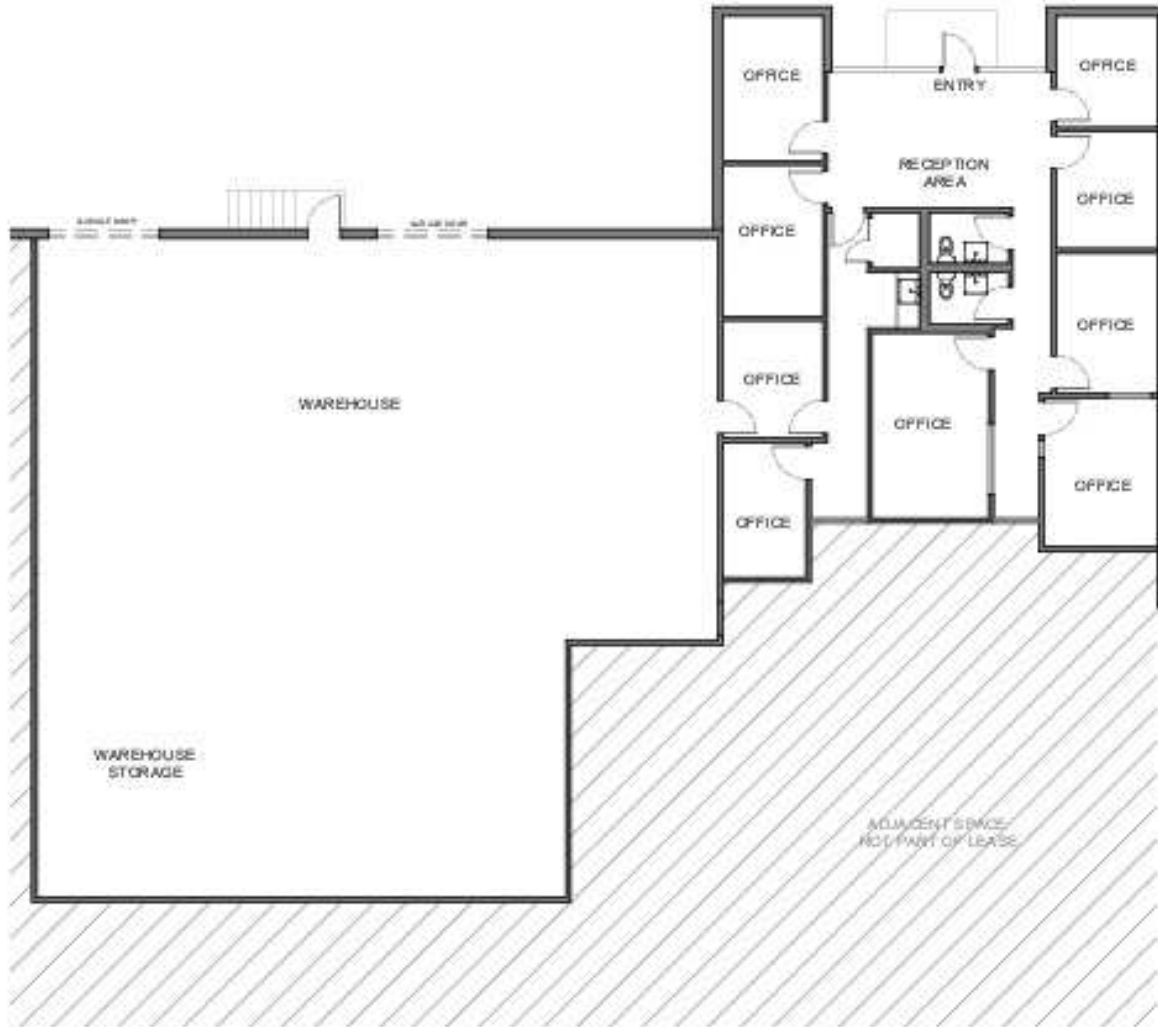
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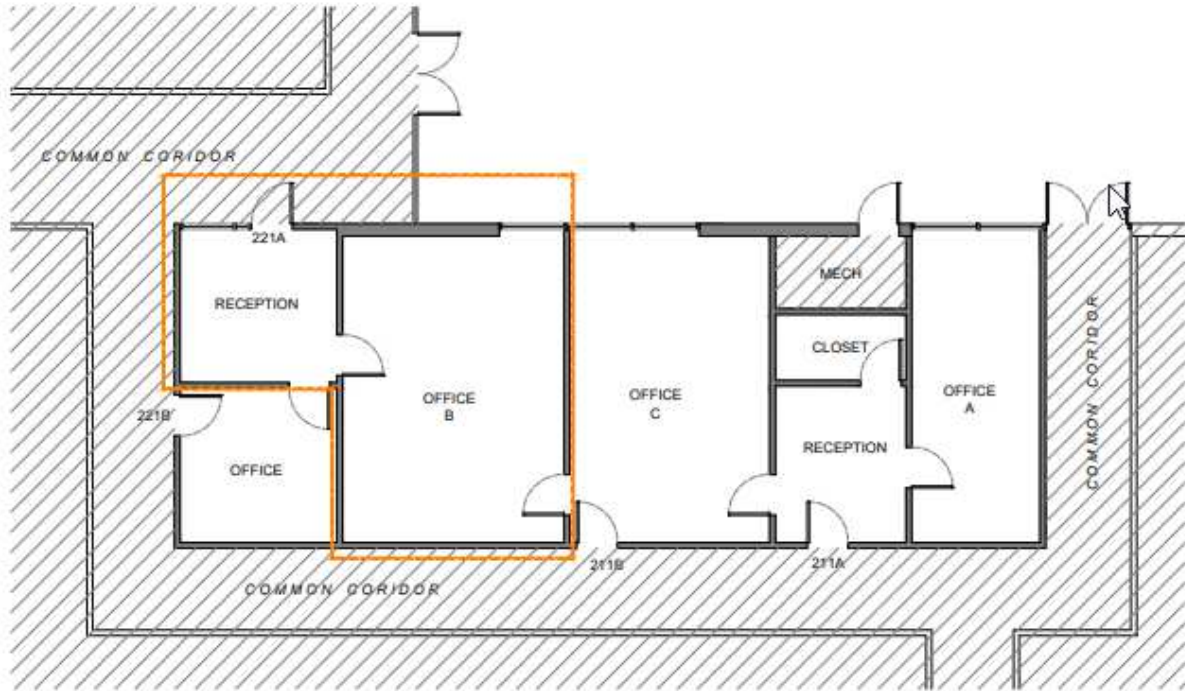


 <p>SUITE D FLOOR PLAN SCALE: 1/16" = 1'-0" <small>© 2014 SVN</small></p>	<p>2409 AVENUE J ARLINGTON, TX 76010</p>		
	OFFICE AREA: 1,833 SQFT	TOTAL AREA: 5,216 SQFT	
	WAREHOUSE AREA: 3,403 SQFT		

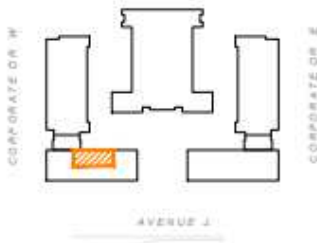
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SUITE 221A



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

DESIGNED BY STANFORD/STANFORD ARCHITECTS, INC. © 2014

221A

2401 AVENUE J ARLINGTON TX 76006

TOTAL RENTABLE AREA: 604 SQFT



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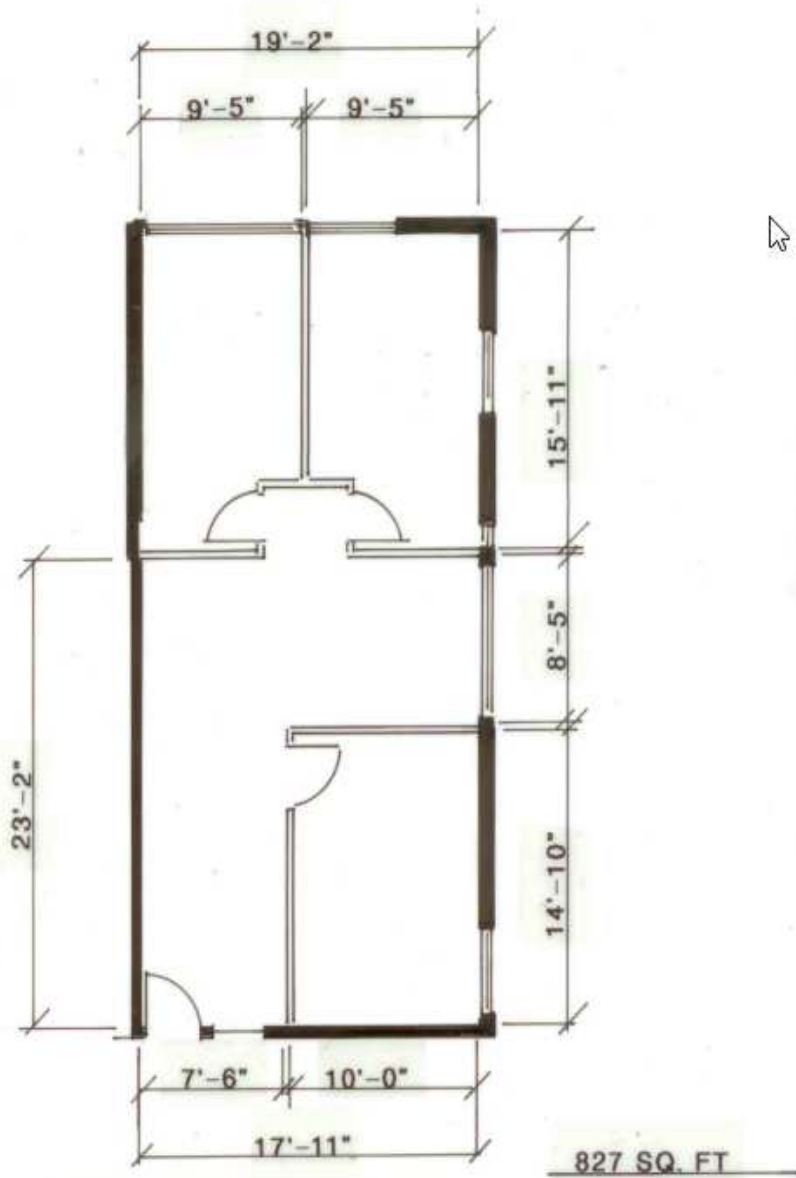
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SUITE 218



SUITE 218

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