

FOR LEASE

Western Place Offices

1170 CORPORATE DRIVE WEST

Arlington, TX 76006

PRESENTED BY:

COURTNEY STANFORD, CCIM

O: 972.998.2361

C: 972.998.2361

courtney.stanford@svn.com

HANNAH KENNEDY

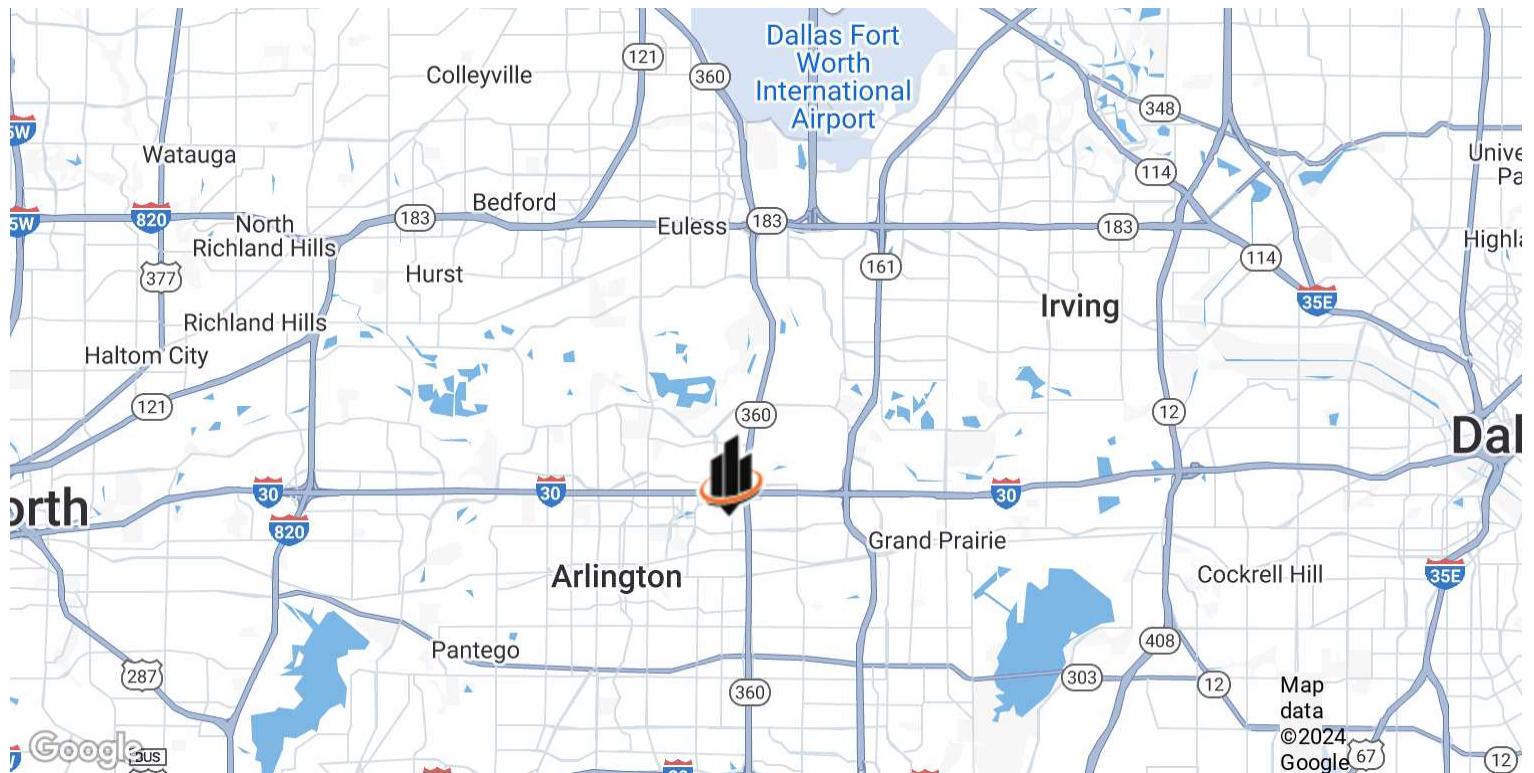
O: 865.242.4276

C: 865.242.4276

hannah.kennedy@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 - 17.00 SF/yr (+ ELEC)
BUILDING SIZE:	31,497 SF
AVAILABLE SF:	907 - 2,283 SF
YEAR BUILT:	1984
ZONING:	Office
MARKET:	Dallas/Fort Worth
SUBMARKET:	Arlington/Mansfield

PROPERTY OVERVIEW

Western Place Offices provides an exceptional opportunity to lease recently renovated office space in the vibrant city of Arlington, Texas. The property is strategically located just north of Arlington's Entertainment District (Globe Life Field, AT&T Stadium, Texas Live!, etc.) and offers easy access to Highway 360 and I-30. Each suite has its own drive up entrance as well as rear access to the property's courtyard.

PROPERTY HIGHLIGHTS

- Located in the Northwest Corridor of Highway 360 and I-30
- Several Suites Recently Renovated
- Close Proximity to Arlington Entertainment District
- On Site Landlord

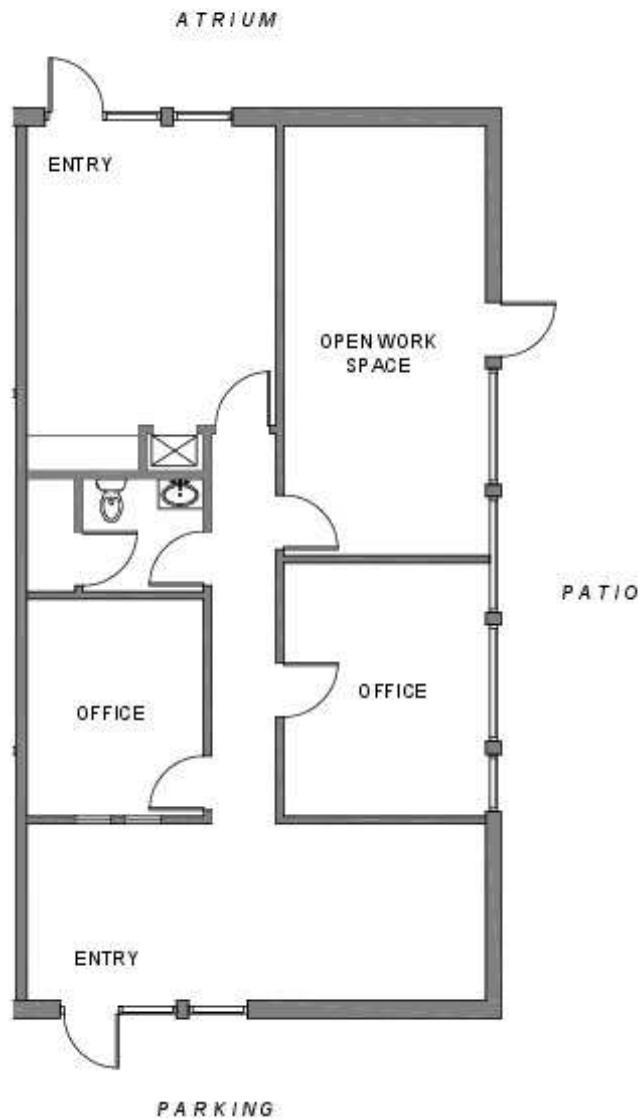
COURTNEY STANFORD, CCIM **HANNAH KENNEDY**
 O: 972.998.2361 | C: 972.998.2361
 courtney.stanford@svn.com O: 865.242.4276 | C: 865.242.4276
 hannah.kennedy@svn.com

WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | DUNN COMMERCIAL

SUITE 101



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Drive West Suite 101	2,283 SF	+ ELEC	\$15.00 SF/yr

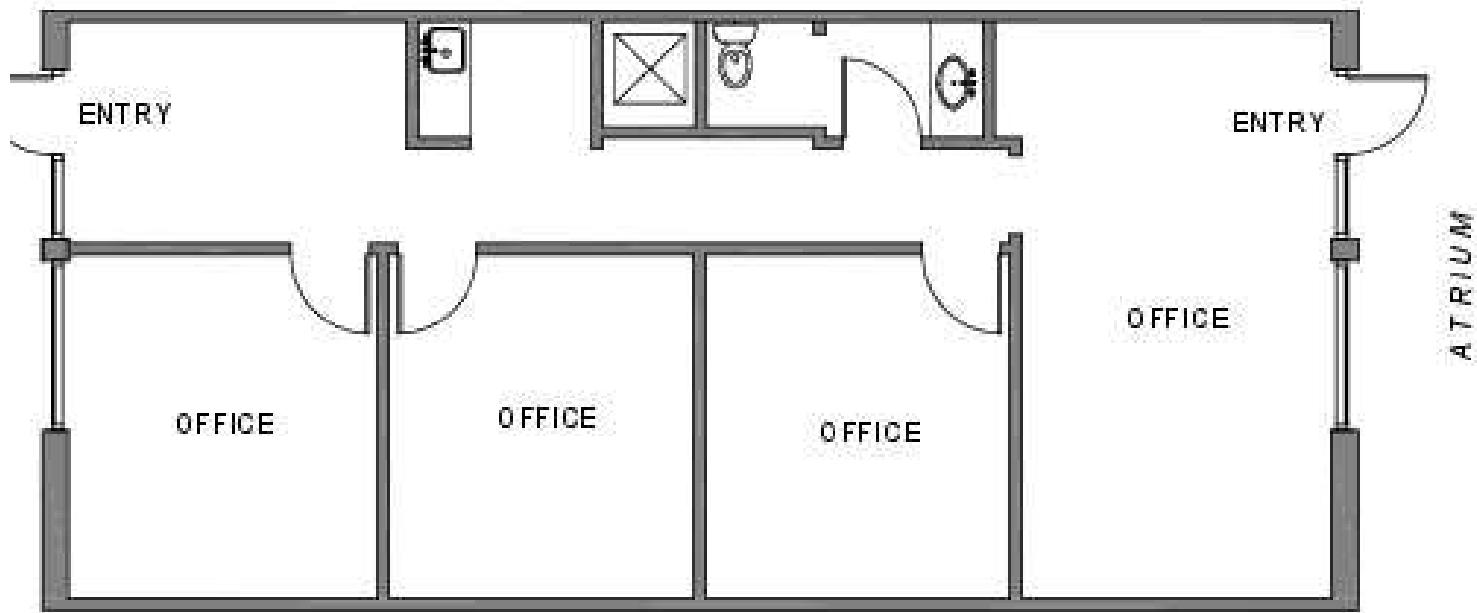
COURTNEY STANFORD, CCIM HANNAH KENNEDY
 O: 972.998.2361 | C: 972.998.2361 O: 865.242.4276 | C: 865.242.4276
 courtney.stanford@svn.com hannah.kennedy@svn.com

WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | DUNN COMMERCIAL 3

SUITE 106



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Dr West Suite 106	1,115 SF	+ ELEC	\$17.00 SF/yr

COURTNEY STANFORD, CCIM HANNAH KENNEDY
 O: 972.998.2361 | C: 972.998.2361
 courtney.stanford@svn.com O: 865.242.4276 | C: 865.242.4276
 hannah.kennedy@svn.com

WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | DUNN COMMERCIAL

RETAILER MAP



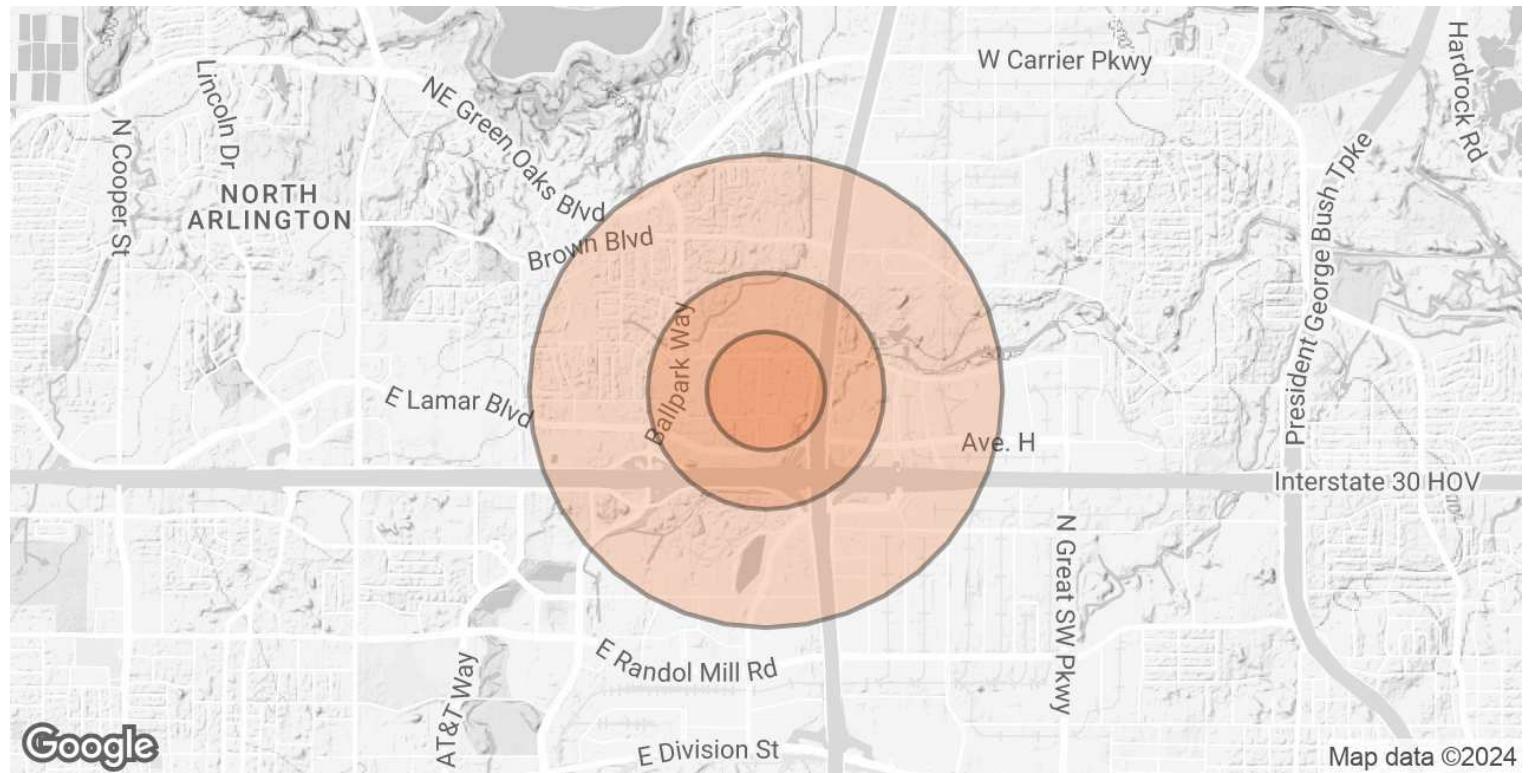
COURTNEY STANFORD, CCIM HANNAH KENNEDY
O: 972.998.2361 | C: 972.998.2361
courtney.stanford@svn.com O: 865.242.4276 | C: 865.242.4276
hannah.kennedy@svn.com

WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SVN | DUNN COMMERCIAL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	961	3,214	10,295
AVERAGE AGE	29.3	32.4	34.4
AVERAGE AGE (MALE)	27.4	32.2	35.8
AVERAGE AGE (FEMALE)	29.8	32.4	33.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	471	1,622	5,409
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$41,380	\$49,927	\$55,494
AVERAGE HOUSE VALUE	\$16,843	\$48,465	\$78,787

2020 American Community Survey (ACS)

COURTNEY STANFORD, CCIM HANNAH KENNEDY
 O: 972.998.2361 | C: 972.998.2361
 courtney.stanford@svn.com O: 865.242.4276 | C: 865.242.4276
 hannah.kennedy@svn.com

WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

SVN | DUNN COMMERCIAL 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.