

FOR LEASE

Western Place Offices

1170 CORPORATE DRIVE WEST

Arlington, TX 76006

PRESENTED BY:

COURTNEY STANFORD, CCIM

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HANNAH KENNEDY

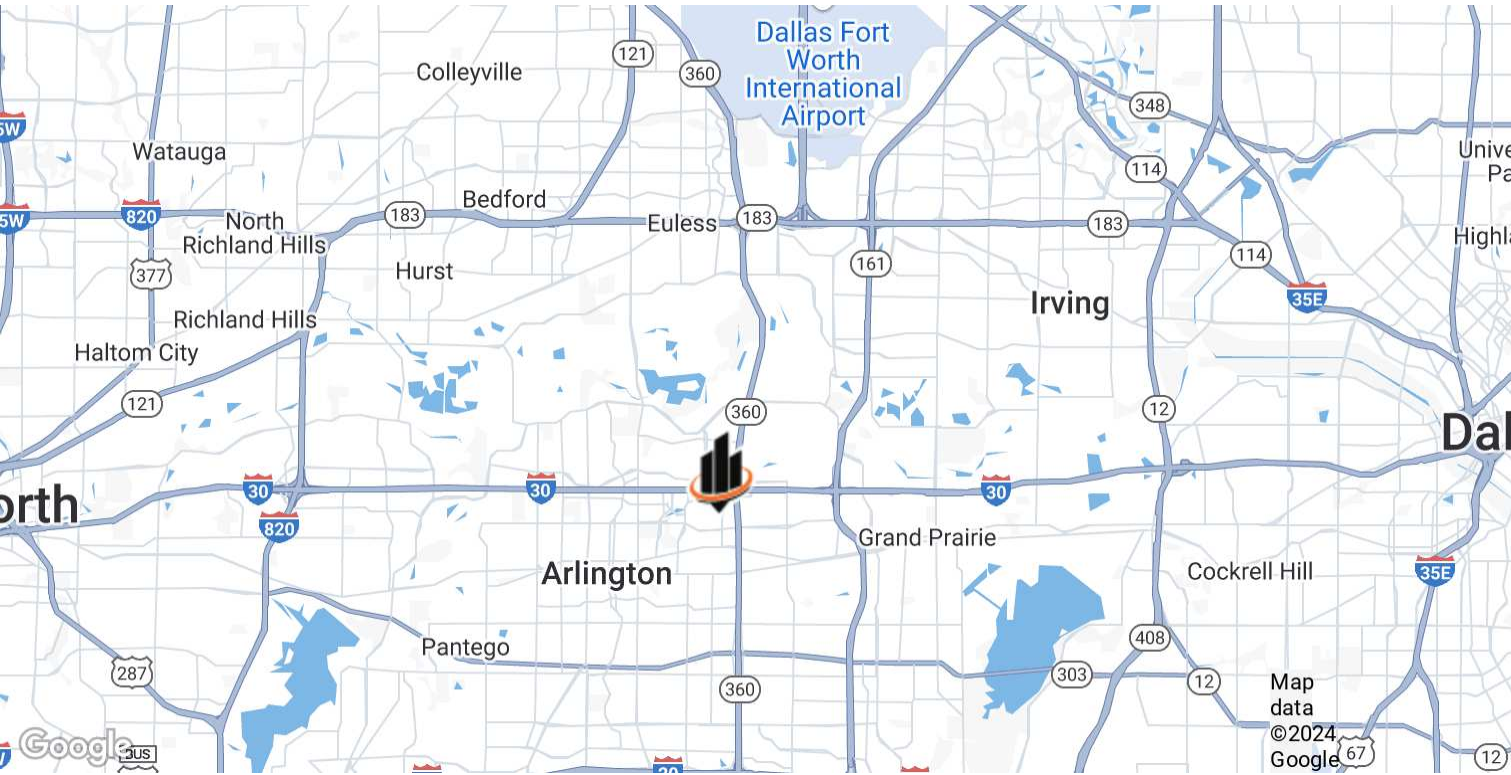
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PROPERTY SUMMARY



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

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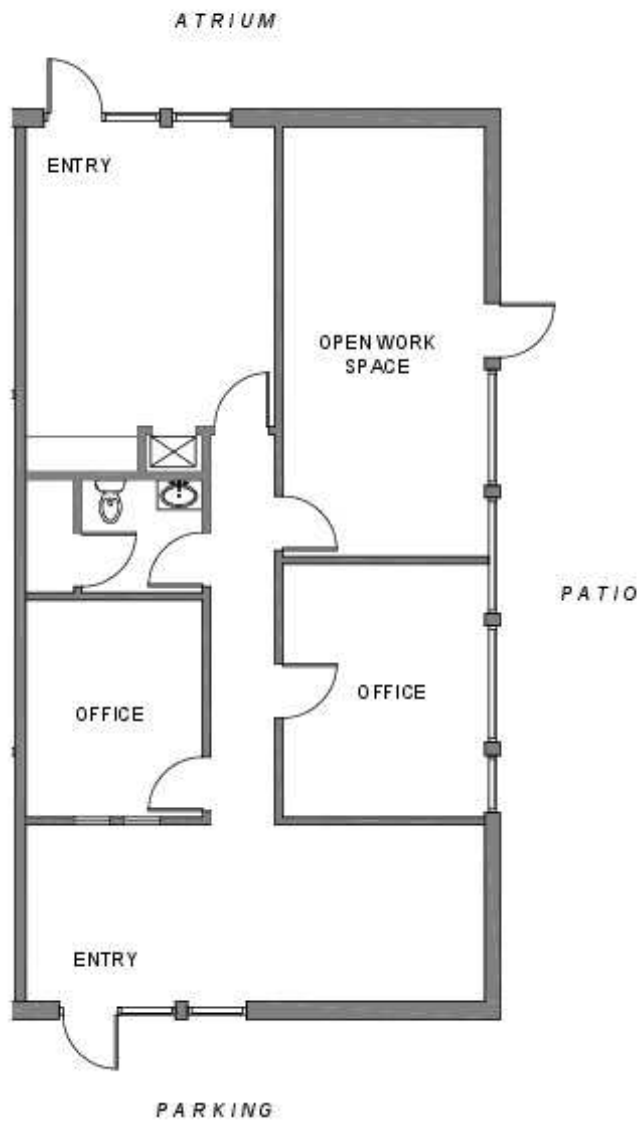
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WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

SVN | DUNN COMMERCIAL 2

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SUITE 101

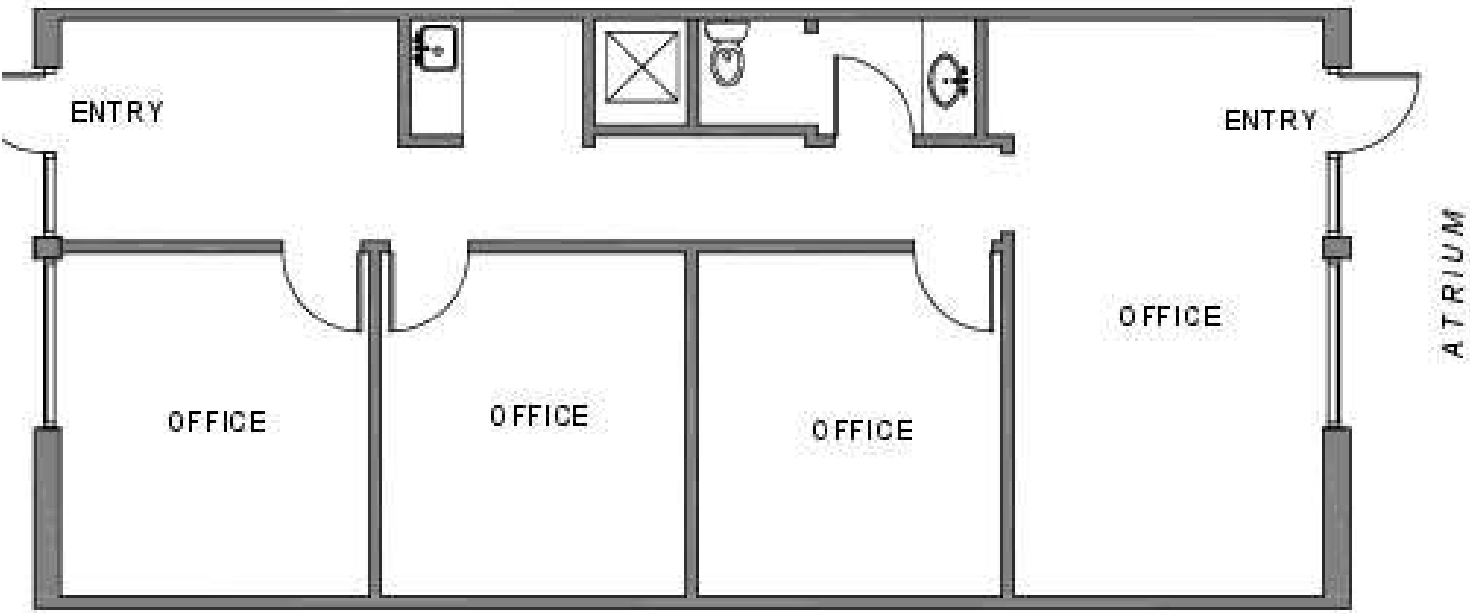


AVAILABLE SPACES SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Drive West Suite 101	2,283 SF	+ ELEC	\$15.00 SF/yr

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SUITE 106

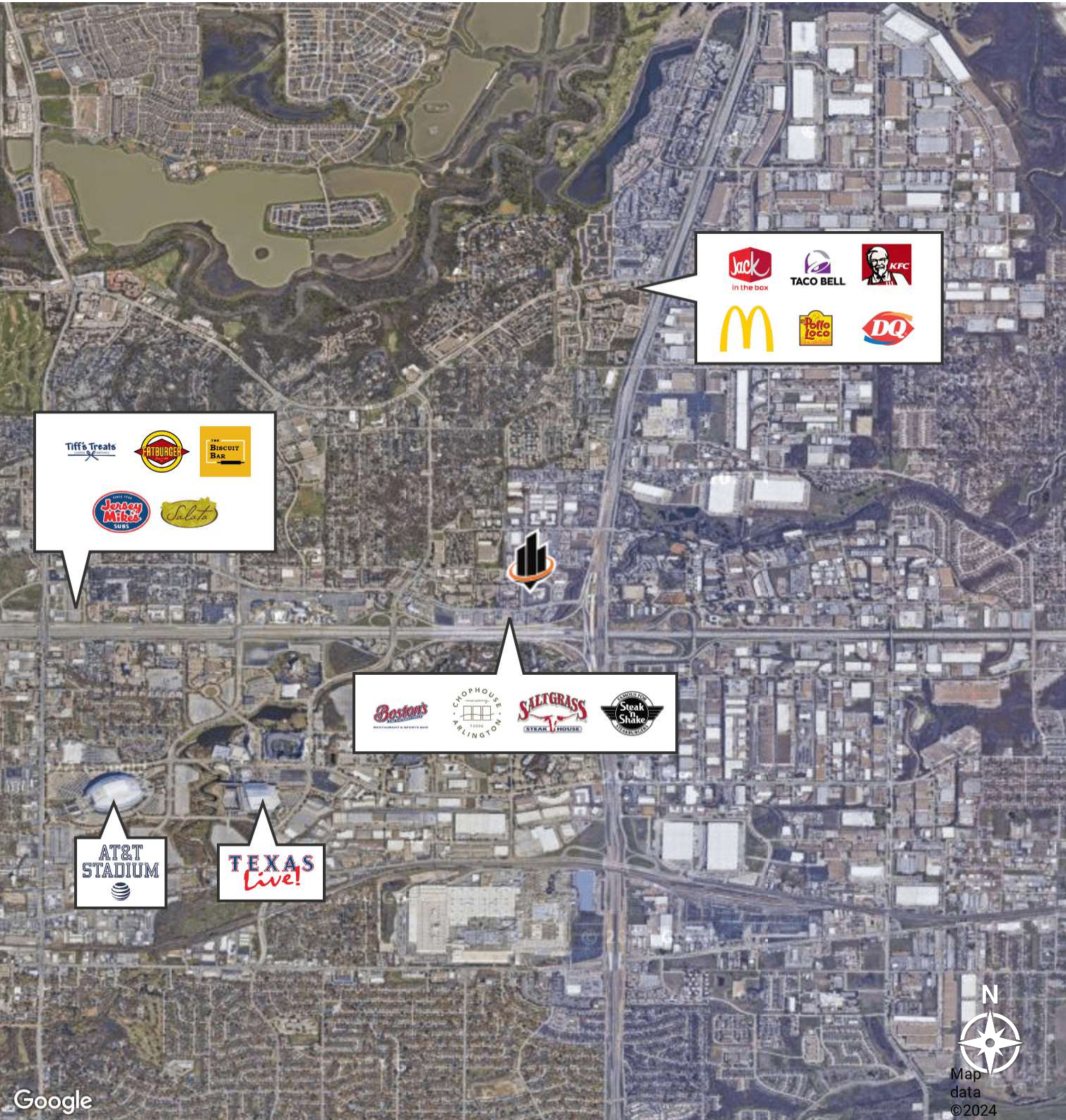


AVAILABLE SPACES SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Dr West Suite 106	1,115 SF	+ ELEC	\$17.00 SF/yr

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RETAILER MAP

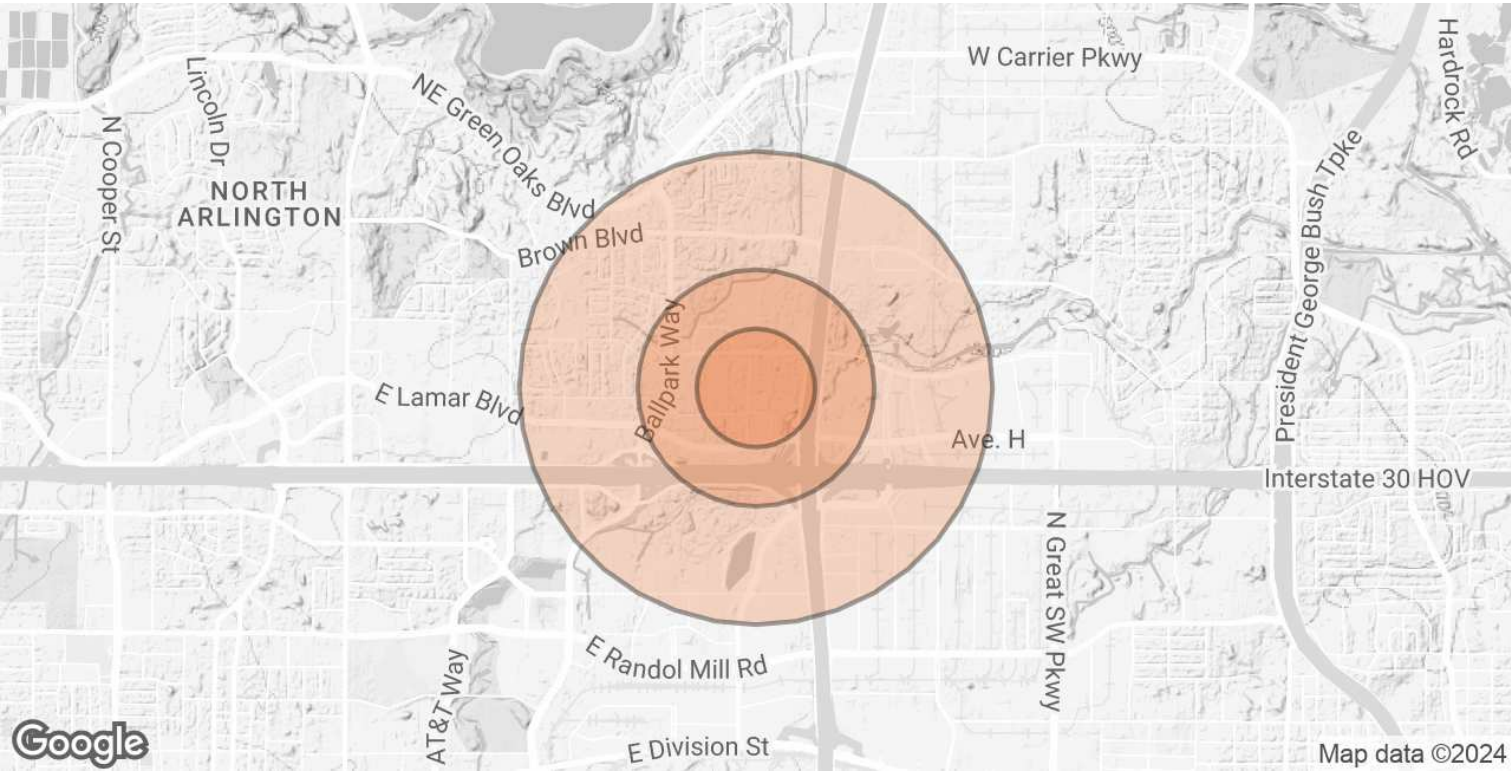


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DEMOGRAPHICS MAP & REPORT



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)

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