



# MOONCAST

— COMMERCIAL —

FOR LEASE



138 S BOWEN RD. ARLINGTON, TX 76012

PRICE - \$13 PSF + \$3.42 NNN

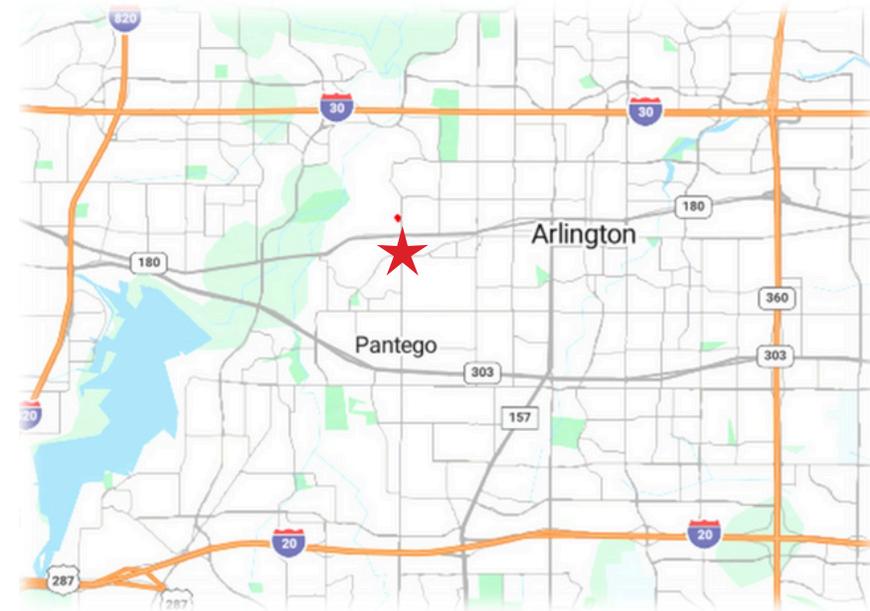


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## HIGHLIGHTS

- **Strong Bowen Road frontage & visibility**  
High daily traffic counts with excellent exposure, making it ideal for retail, service, or office users seeking visibility.
- **Flexible suite configurations**  
Multiple suite sizes and layouts allow tenants to scale up or down based on business needs, including combined spaces where applicable.
- **Ample on-site parking**  
Generous parking supports retail traffic, client visits, and employee convenience — a competitive advantage in the submarket.
- **Pole light-up signage for strong visibility**  
Illuminated pole signage provides enhanced exposure and easy identification from surrounding roadways.



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## FACTS



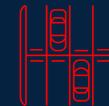
BASE RENT  
\$13.00 PSF



NNN  
\$3.42 PSF



AVAILABILITY  
932 SF  
3,980 SF  
4,824 SF



ABUNDANT  
PARKING



BEST USES  
Retail  
Office  
Medical  
Services

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SITE



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## AVAILABILITY



100

4,824 SF

124

932 SF

125

3,980 SF

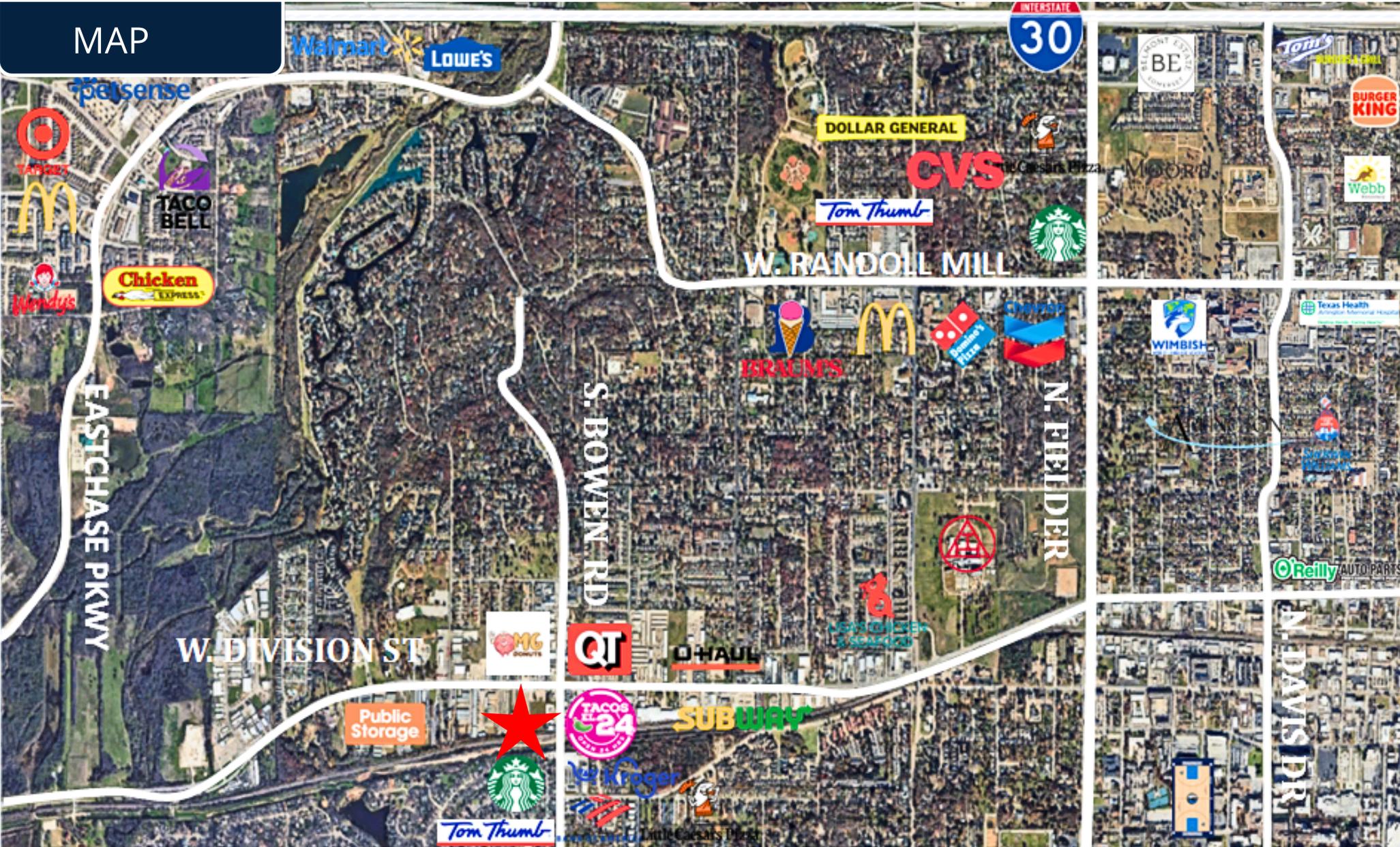
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# MOONCAST

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MAP



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CONTACT



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