

PRIME MEDICAL / RETAIL OPPORTUNITY

FOR LEASE

1630 E LAMAR BLVD., ARLINGTON, TX 76011



For
Over **30** YEARS
Tradition Meets
Trust in CRE

IDEAL FOR MEDICAL & URGENT CARE USE

This is a rare opportunity to secure a high-performing location tailored for healthcare providers looking to expand or establish a presence in Arlington's core trade area.

PROPERTY DETAILS:

- High-visibility frontage on E Lamar Blvd
- Excellent ingress/egress with strong traffic counts
- Prominent signage opportunities
- Ample parking ratio to support medical use
- Flexible floor plan adaptable for clinical buildout
- Surrounded by dense rooftops and established retail
- Minutes from major highways including I-30 and Highway 360

STRONG DEMOGRAPHICS & DEMAND DRIVERS:

- Rapid population growth within a 3–5 mile radius
- High daytime population from nearby offices and hospitality
- Close proximity to major healthcare networks and referral sources
- Central location within the DFW Metroplex

AVAILABLE SUITES

- Suite 104 - 1,400 SF
- Suite 108 - 1,400 SF
- Suite 124 - 1,440 SF
- Suite 140 - 5,376 SF



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This space is well-suited for **urgent care, primary care, specialty clinics, imaging, physical therapy, or other outpatient services.** The layout and accessibility allow for efficient patient flow, while ample parking ensures convenience for both staff and visitors.

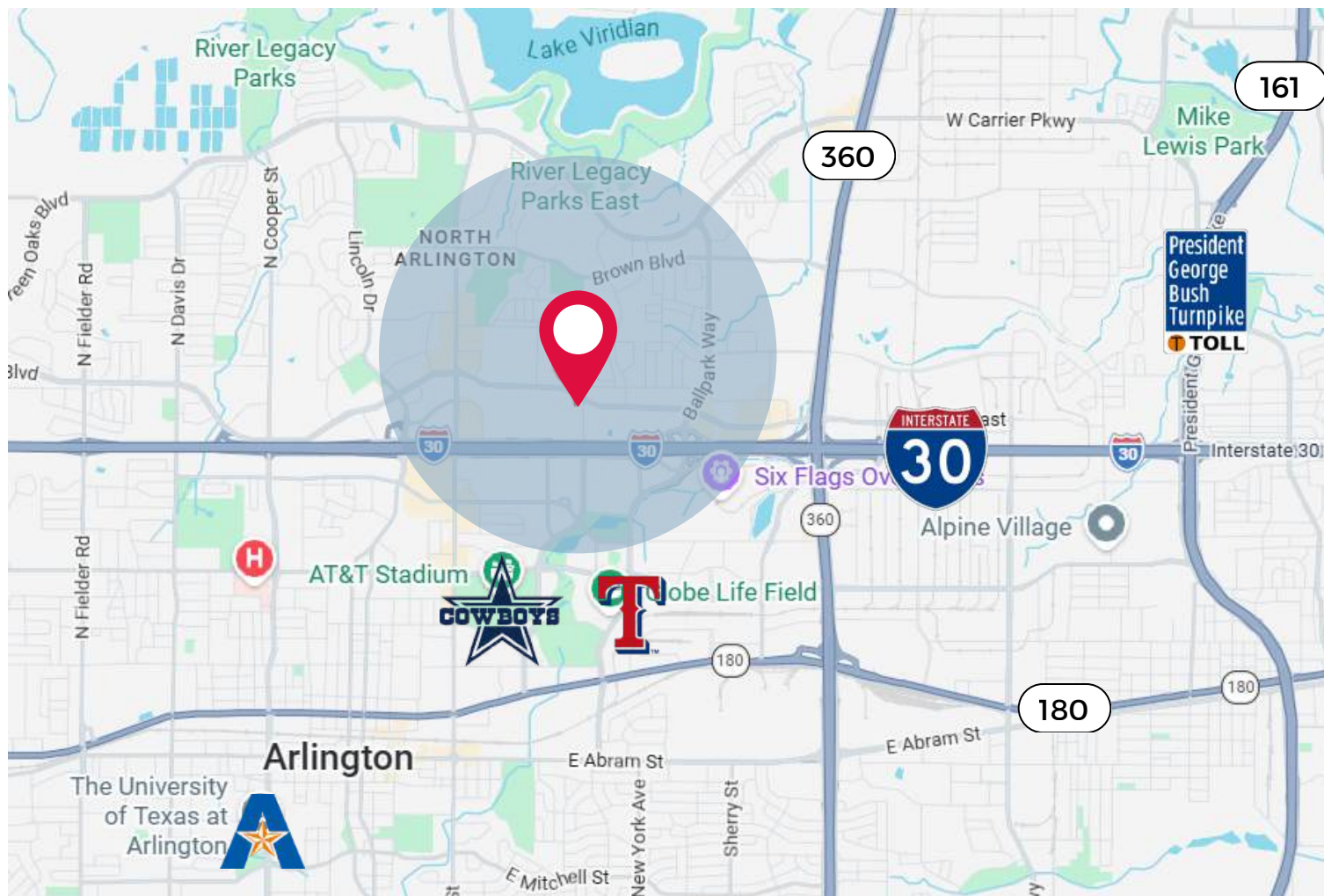
Position your practice in one of Arlington's most highly visible and accessible corridors.

This premier retail space offers an outstanding opportunity for medical, urgent care, or healthcare-related users seeking strong demographics, high traffic counts, and proximity to major demand drivers.

Strategically located along East Lamar Boulevard, the property benefits from immediate access to high-density residential neighborhoods, major employment centers, and regional attractions. The site is just minutes from AT&T Stadium, Globe Life Field, and the Arlington Entertainment District—providing a consistent flow of daytime employees, visitors, and local residents.

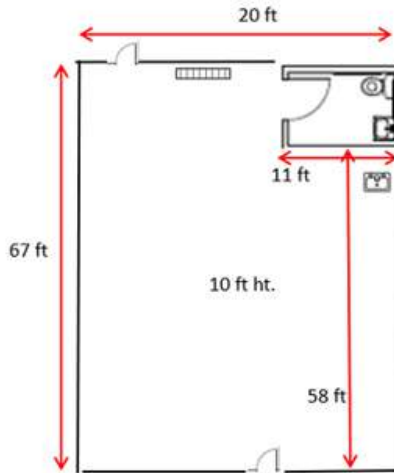


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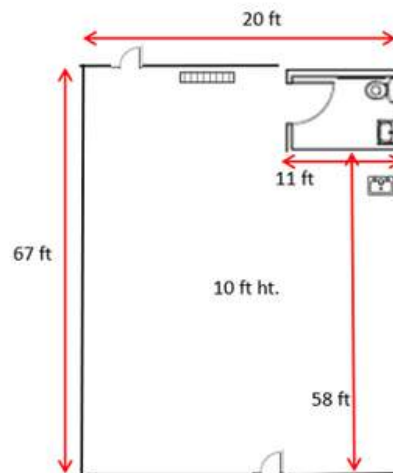




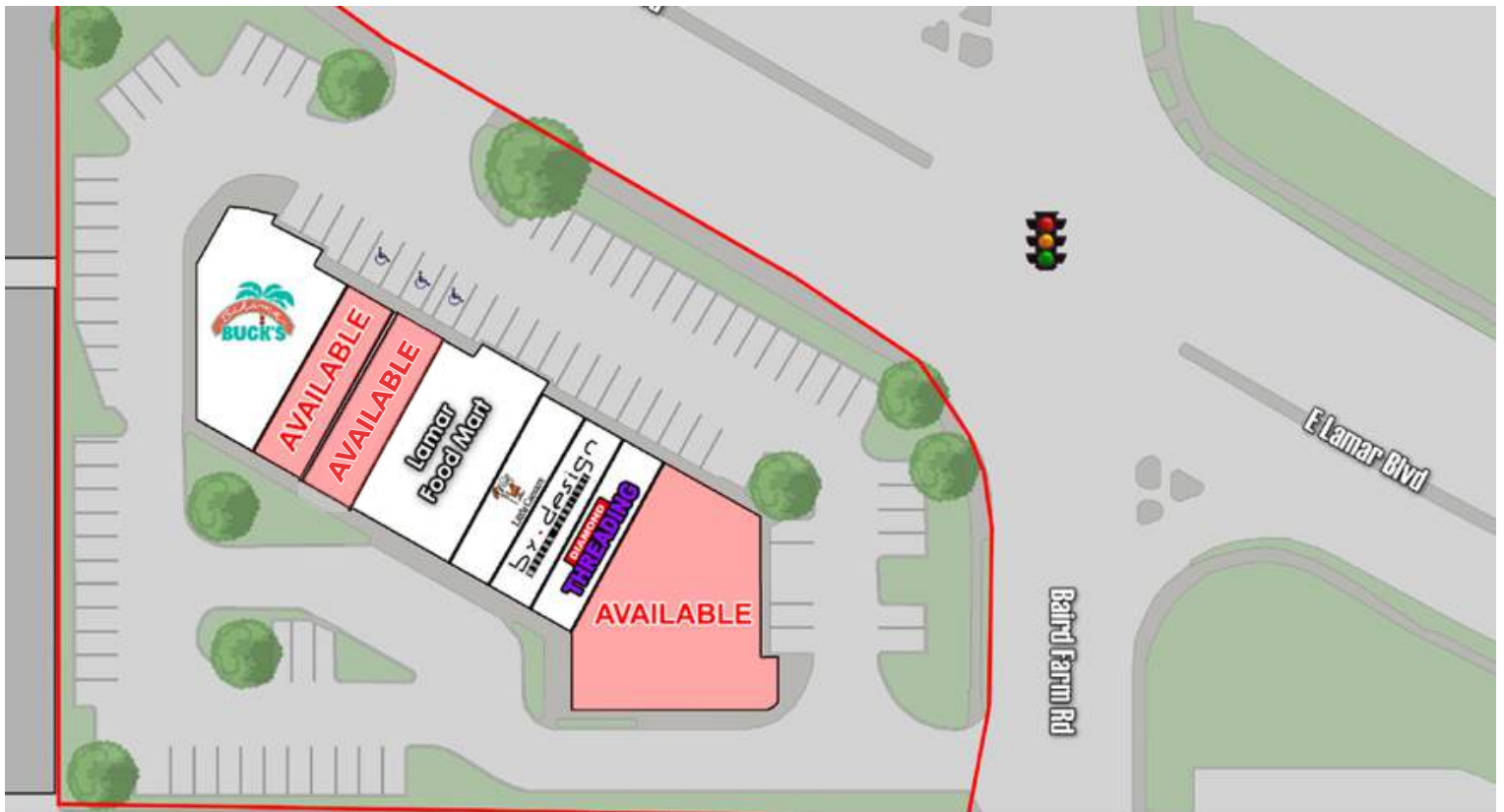
SUITE 104
1,400 SF



SUITE 108
1,400 SF



SUITE 140
5,376 SF





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TIG Real Estate Services, Inc.	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ken Joyner	788597	kjoyner@tigusa.com	972-661-0232
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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