

FOR LEASE

Western Place Offices

1170 CORPORATE DRIVE WEST

Arlington, TX 76006

PRESENTED BY:

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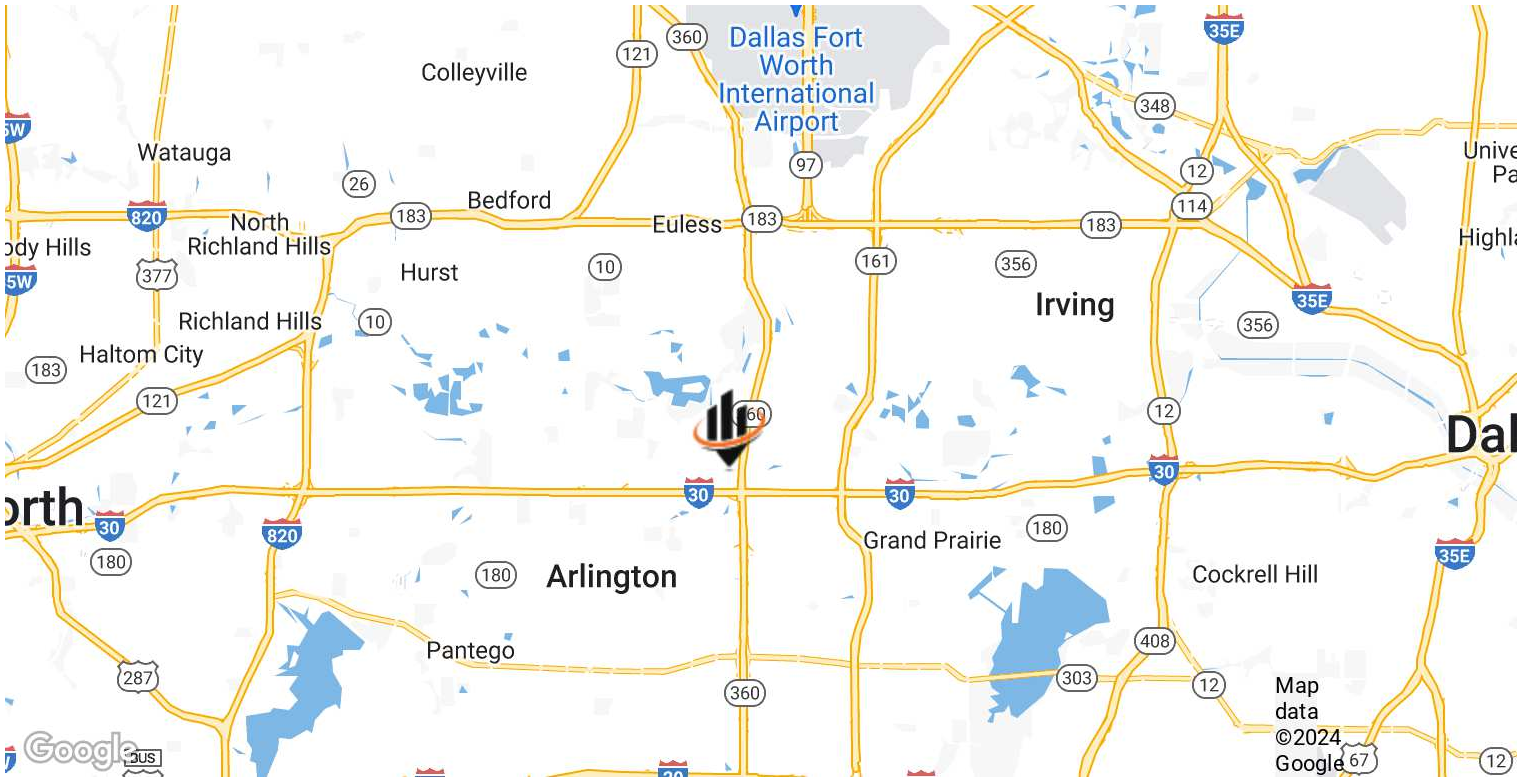
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$15.00 - 17.00 SF/yr (+ ELEC)

BUILDING SIZE: 31,497 SF

AVAILABLE SF: 750 - 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.

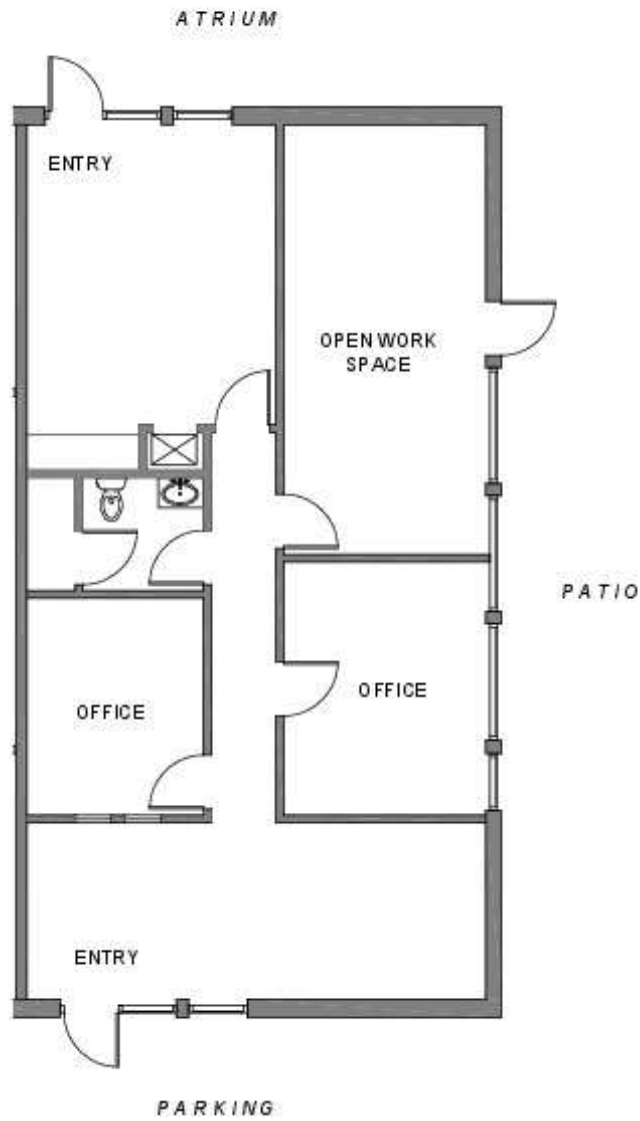
PROPERTY HIGHLIGHTS

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

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SUITE 101



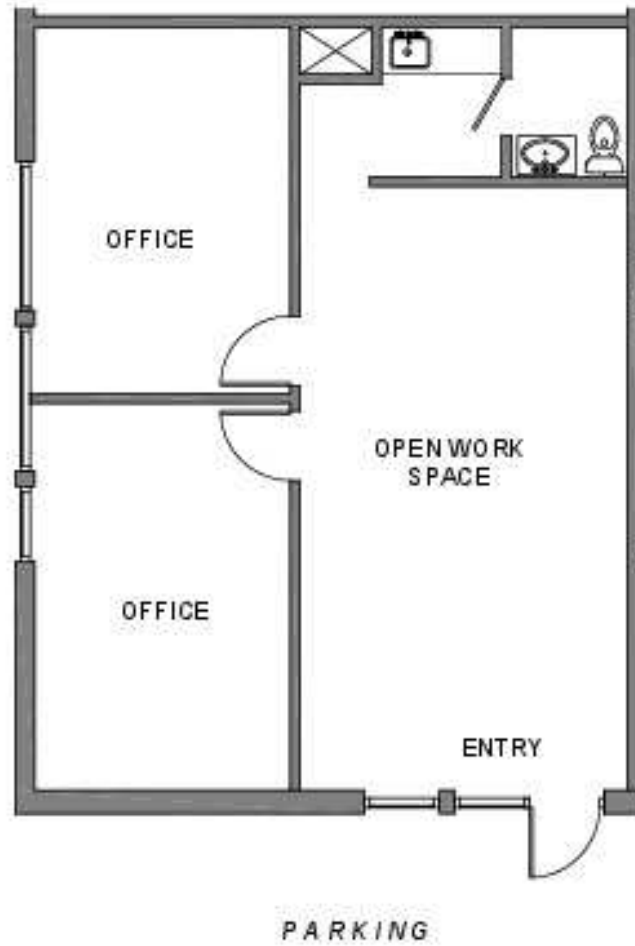
AVAILABLE SPACES

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 103



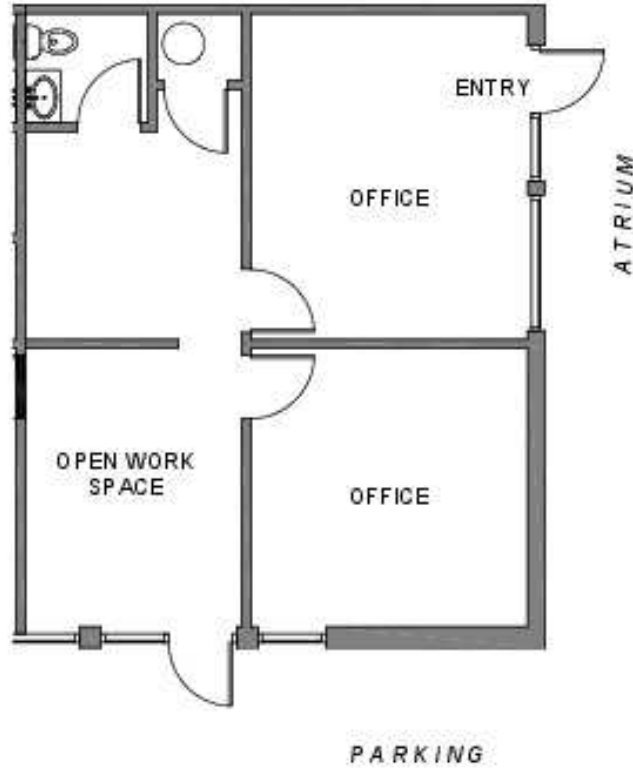
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Drive West Suite 103	907 SF	+ ELEC	\$17.00 SF/yr

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SUITE 104A



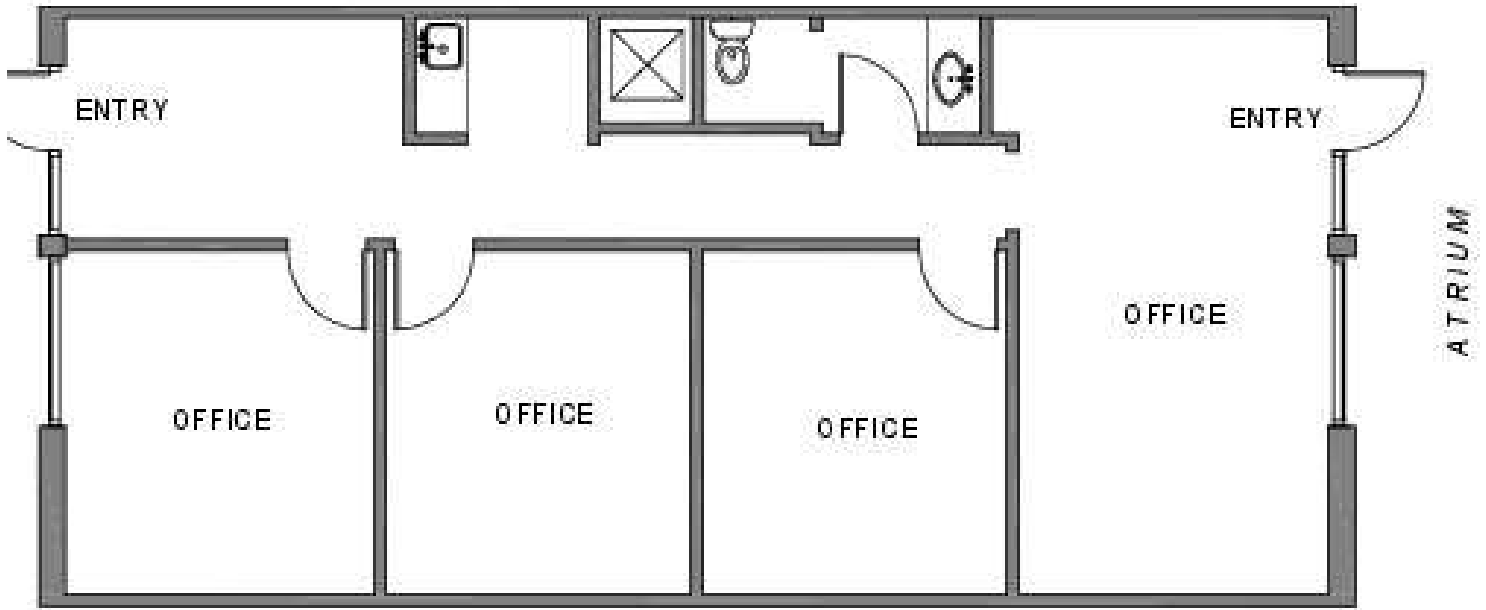
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1170 Corporate Dr W Suite 104A	750 SF	+ ELEC	\$17.00 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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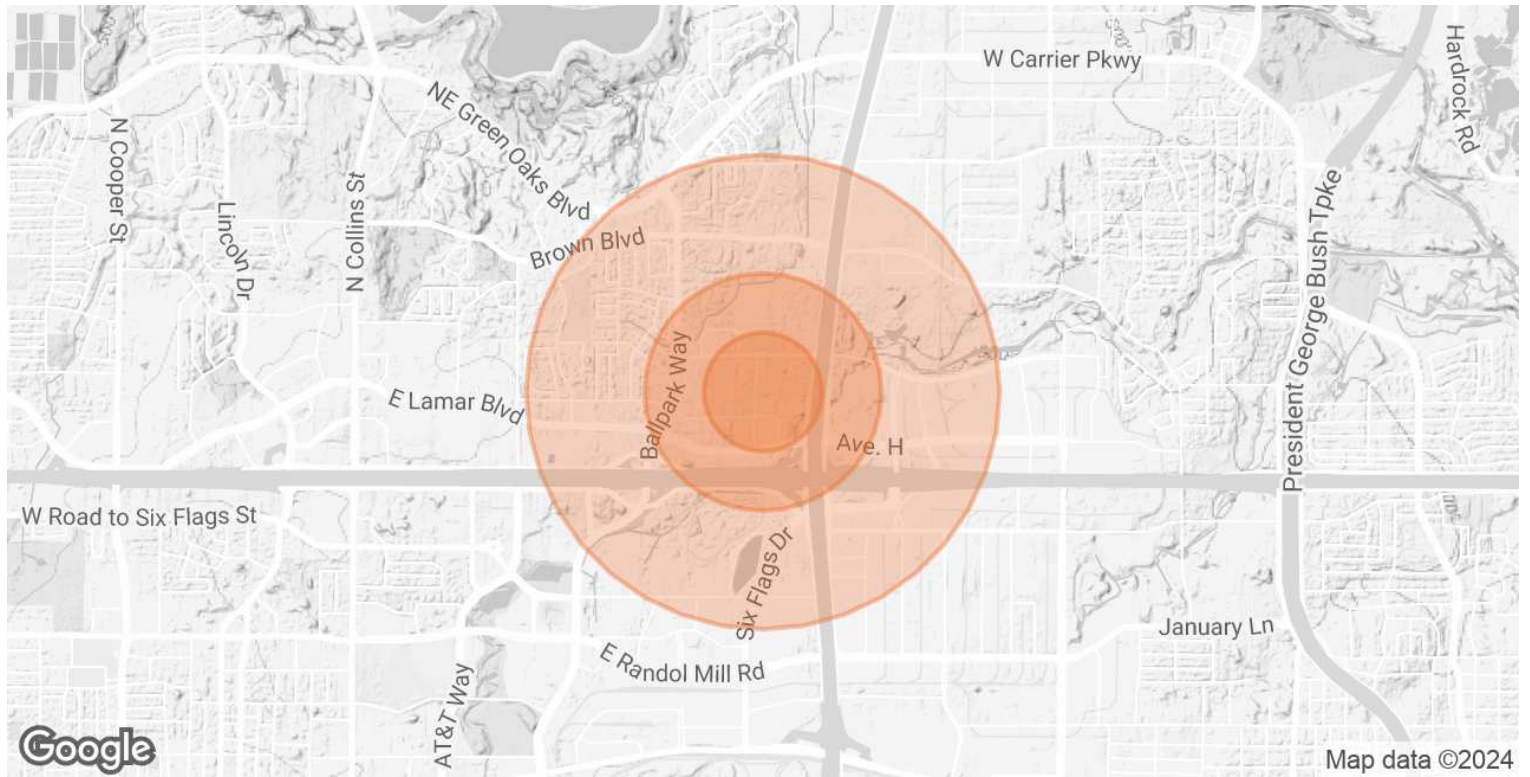
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WESTERN PLACE OFFICES | 1170 Corporate Drive West Arlington, TX 76006

SVN | DUNN COMMERCIAL 7

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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

* Demographic data derived from 2020 ACS - US Census

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