

ARBORS AT BROOKHOLLOW

113,365 SF OFFICE BUILDING | 2201 E LAMAR BLVD, ARLINGTON, TEXAS 76006

Quoted Rental Rate: \$14.50 +NNN (\$9.93/RSF) +Electric (\$1.70/RSF)

FLOORS 2

ELEVATORS 2

PARKING 6.26:1,000 RSF. Reserved underground garage parking available at \$50/month/space

COMMON AREA FACTOR 16.29%

BUILDING AREA 113,544 SF

FLOOR PLATES 56,772 SF

BUILDING HOURS Mon-Fri: 7:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Closed

HVAC HOURS Mon-Fri: 8:00 am - 6:00 pm; Sat: 7:00 am - 1:00 pm; Sun: Off

SECURITY GUARD HOURS Mon-Fri: 9:00 am - 6:00 pm

2025 ESTIMATED EXPENSES Electricity: \$1.70 / RSF
Operating Expenses: \$7.63 / RSF
Real Estate Taxes: \$2.30 / RSF

CEILING HEIGHT 11 feet

LIFE / FIRE SAFETY Fully sprinklered

DATA PROVIDER AT&T | CenturyLink | Level 3

LANDLORD Arbors HUI, LLC

BUILDING AMENITIES Outdoor seating area
On-site security guard
Signage Opportunities
Underground Garage parking
Minutes away from the Entertainment District
9 miles from DFW Airport

