



4500 Eden Rd
New Construction Pre-Leasing
Arlington, Texas



6,000 SF Professional / Medical Office

For Lease

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817.467.6803 | Peycosouthwest.com
1703 N Peyco Dr. Arlington Texas 76001

Office Warehouse Space Available | Arlington Texas

Property Details:

- **6,000 sf Total Building Area, customizable suites**
- **5 miles to I-20**
- **Immediate access to Hwy 287**
- **Located in SW Arlington with new housing development surrounding property**
- **Great Building for Professional office users or Medical**
- **Call for more information**

LISTING AGENTS:

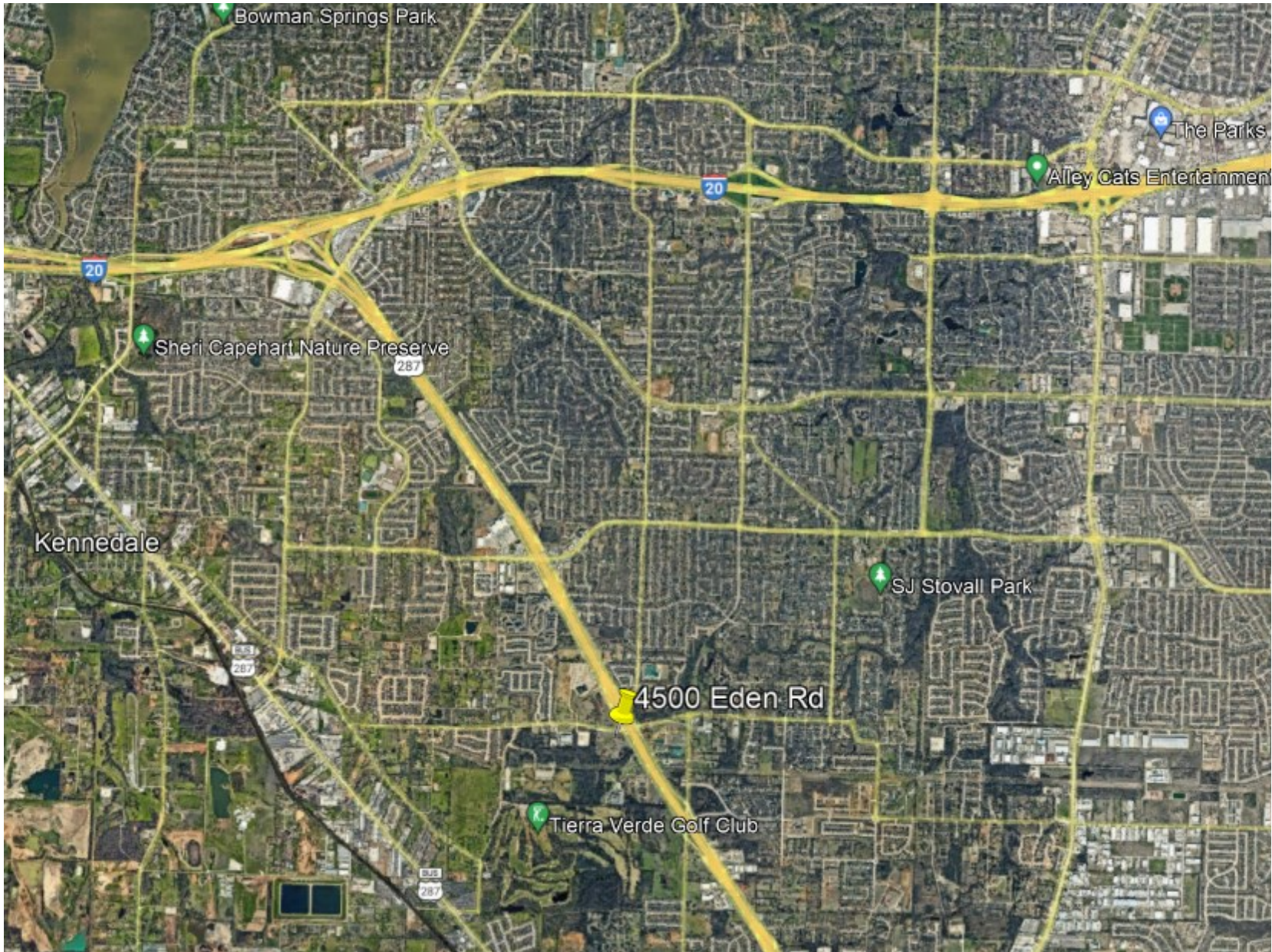
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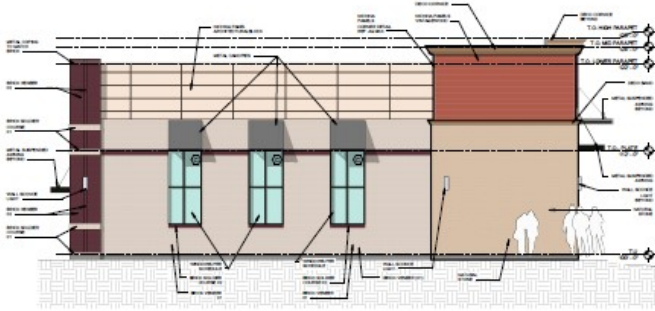
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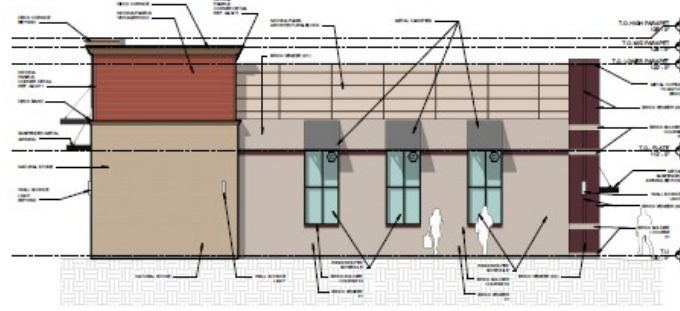
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04 EAST ELEVATION
SFP = 1/2"



03 WEST ELEVATION
SFP = 1/2"

ELEVATION EAST

Gross wall area : 1,323 SF - 100%
Door/window area : 104 SF - 8%
Net wall area : 1,219 SF - 92%

Stone Veneer area : 255 SF - 21%
Cement Stucco 01 area : 0 SF - 0%
Nolitha Panels area : 369 SF - 30.5%
Brick Veneer 01 area : 476 SF - 38%
Brick Veneer 02 area : 92 SF - 8%
Deco Cornice area : 18 SF - 1.5%
Deco Band area : 9 SF - 1%

ELEVATION WEST

Gross wall area : 1,323 SF - 100%
Door/window area : 104 SF - 8%
Net wall area : 1,219 SF - 92%

Stone Veneer area : 255 SF - 21%
Cement Stucco 01 area : 0 SF - 0%
Nolitha Panels area : 369 SF - 30.5%
Brick Veneer 01 area : 476 SF - 38%
Brick Veneer 02 area : 92 SF - 8%
Deco Cornice area : 18 SF - 1.5%
Deco Band area : 9 SF - 1%

ELEVATION SOUTH

Gross wall area : 2,401 SF - 100%
Door/window area : 93 SF - 4%
Net wall area : 2,308 SF - 96%

Stone Veneer area : 0 - 0%
Cement Stucco 01 area : 663 SF - 29%
Nolitha Panels area : 0 SF - 0%
Brick Veneer 01 area : 1,400 SF - 61%
Brick Veneer 02 area : 141 SF - 6%
Deco Cornice area : 0 SF - 0%
Deco Band area : 102 SF - 4%

ELEVATION NORTH (STREET VIEW)

Gross wall area : 2,526 SF - 100%
Door/window area : 667 SF - 34%
Net wall area : 1,859 SF - 96%

Stone Veneer area : 466 SF - 26%
Cement Stucco 01 area : 0 SF - 0%
Nolitha Panels area : 954 SF - 57%
Brick Veneer 01 area : 92 SF - 6%
Brick Veneer 02 area : 46 SF - 3%
Deco Cornice area : 71 SF - 4%
Deco Band area : 30 SF - 2%

**EXTERIOR MATERIALS SPECIFICATIONS
ARLINGTON-KNIGHTS BUSINESS PARK**

NATURAL STONE VENEER
STONE VENEER
BY MANLY BE TRUCKS
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

SPANDREL
BY MANLY BE TRUCKS
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

CEMENT STUCCO 01
BY FINE LINE
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

NOLITHA PANELS
BY NOLITHA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

BRICK VENEER
BY NOLITHA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

EXPANSION JOINT SEALANTS
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

ALUMINUM WINDOWS
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

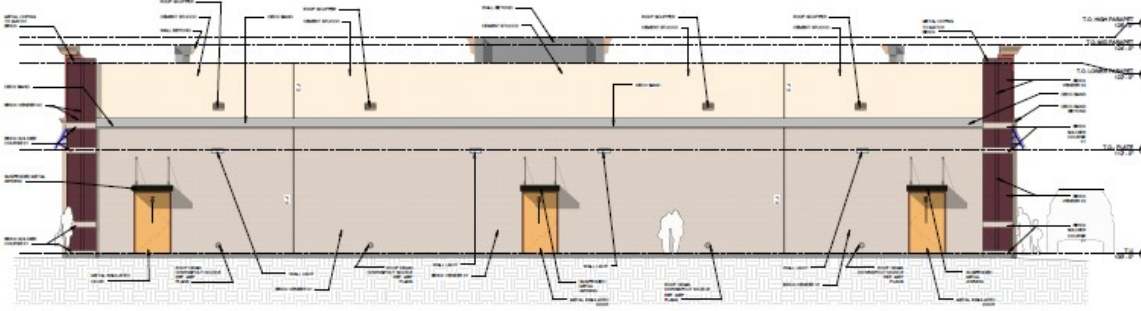
ALUMINUM DOORS
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

METAL DOORS / FRAME PAINT
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

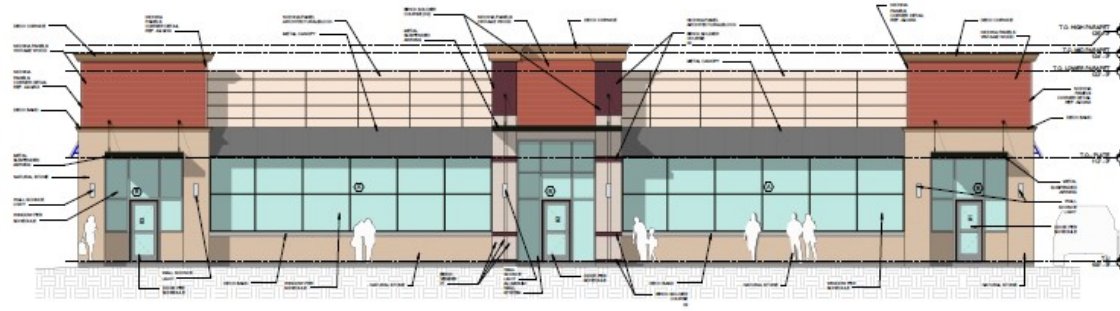
METAL FINISHES & COATINGS
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

DECO BAND
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE

DECO CORNICE
BY SIKKA
COLOR: MATCH COLOR/PALETTE
MATCH COLOR/PALETTE
MATCH COLOR/PALETTE



02 SOUTH ELEVATION
SFP = 1/2"



01 NORTH ELEVATION
SFP = 1/2"

**Building Summary of all elevations
(Only Facing Elevations Only)**

Gross wall area : 7,573 SF - 100%
Door/window area : 1,168 SF - 15%
Net wall area : 6,405 SF - 85%

Stone Veneer area : 976 SF - 15%
Cement Stucco 01 area : 663 SF - 10%
Nolitha Panels area : 1,522 SF - 20%
Brick Veneer 01 area : 2,444 SF - 38%
Brick Veneer 02 area : 371 SF - 6%
Deco Cornice area : 107 SF - 3%
Deco Band area : 150 SF - 2%

Material numbers are for city elevation review only. Contractor to verify material quantity for pricing & construction



REVISIONS:

TERRY R. CUNNINGHAM
ARCHITECTURE
6914 US HWY 287
ARLINGTON, TEXAS 76002

KNIGHT'S - BUSINESS PARK 3
6914 US HWY 287
ARLINGTON, TEXAS 76002

DATE: 06/01/2023

FOR: OWNER REVIEW
SUBJECT: EXTERIOR ELEVATIONS - OVERALL

SHEET: A2.0



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Peyco Southwest Realty Inc	480436	jmaibach@peycosouthwest.com	817-467-6803
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Maibach	0375882	jmaibach@peycosouthwest.com	817-467-6803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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