

FOR LEASE | SECOND GENERATION MEDICAL OFFICE IN ARLINGTON | 181,000+ VPD



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FOR LEASE



SECOND GENERATION MEDICAL OFFICE



RENTS

SEE BROKER

OFFERING SUMMARY

BUILDING SIZE:	28,371 SF
AVAILABLE SF:	5,778 SF (2,629 & 3,149)
NUMBER OF UNITS:	4 (Two Available)
RENOVATED:	2020

LEASE OVERVIEW

- 7,809 SF Flex Space (Former Lumber Liquidators)
- 5,778 SF Medical Office - The suites can be divided into 2,629 SF and 3,149 SF
- Elevator
- Ample parking (164 spaces)- Across the interstate from USMD Hospital
- High interstate visibility (Over 181,000 VPD)
- Join Cortiva Institute Massage Therapy & Skin Care School (national corporation)

LEASE IT TODAY

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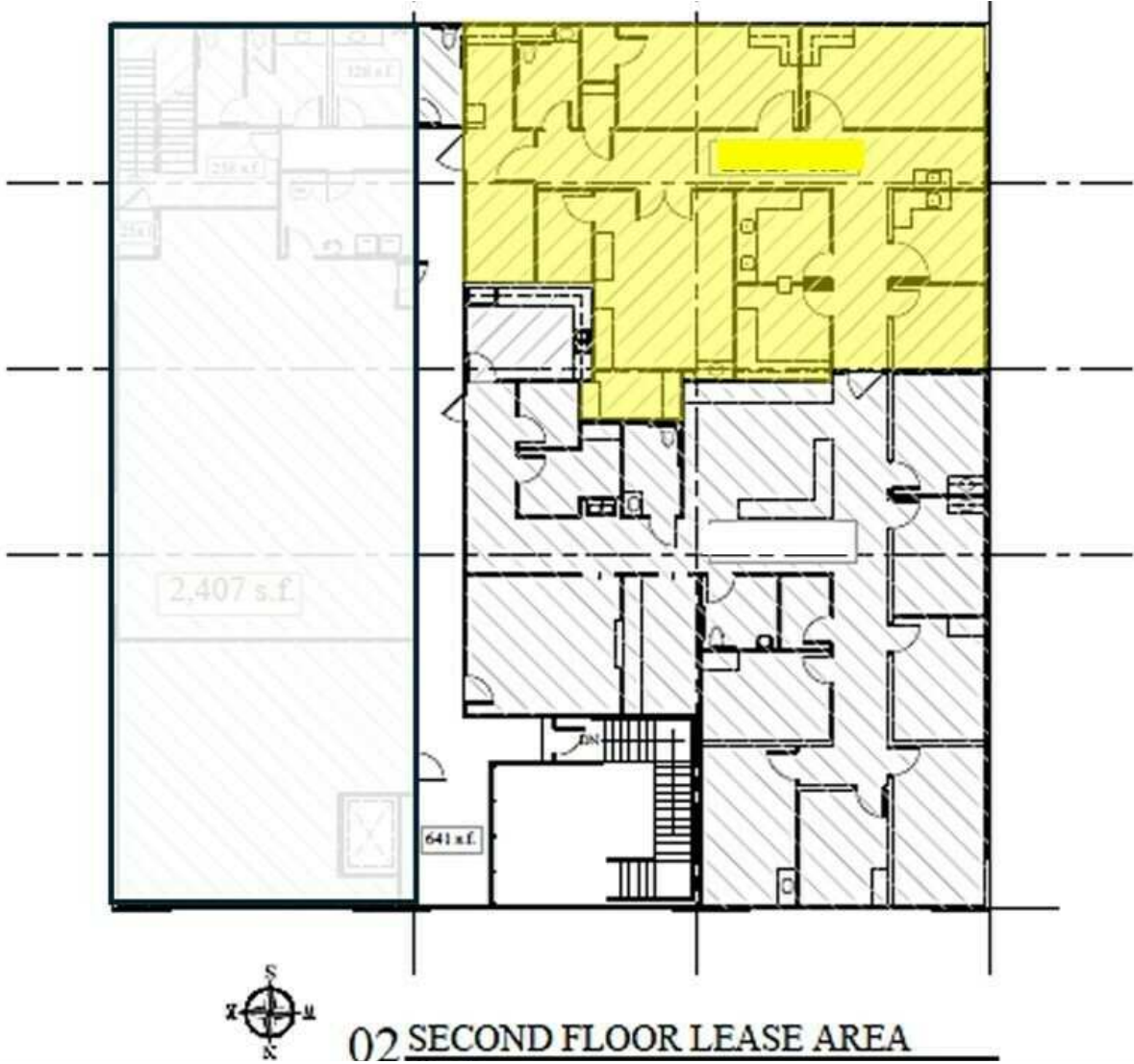
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FLOOR PLAN



02 SECOND FLOOR LEASE AREA

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HIGH VISITOR TRAFFIC AREA



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HIGHWAY EXPOSURE

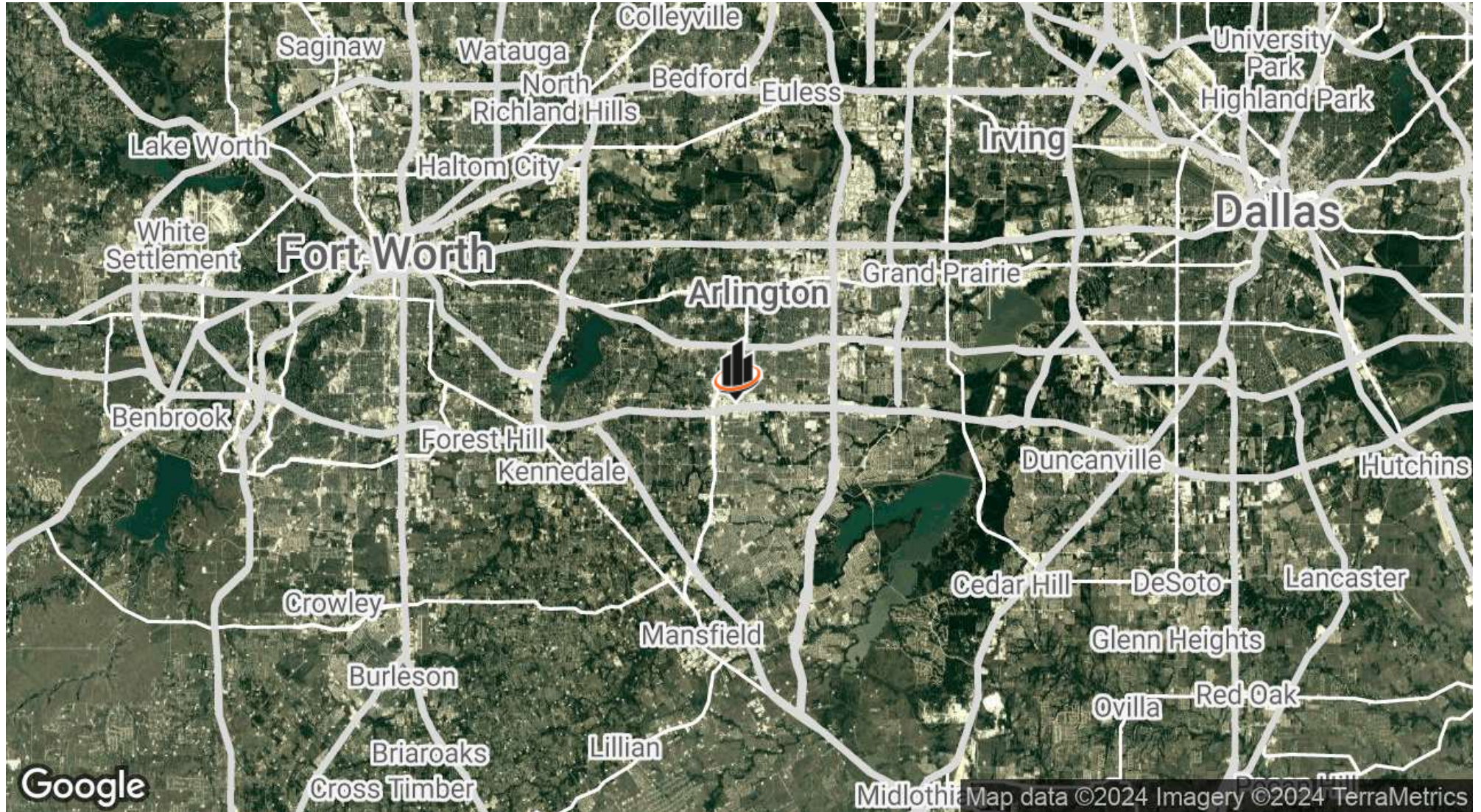


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

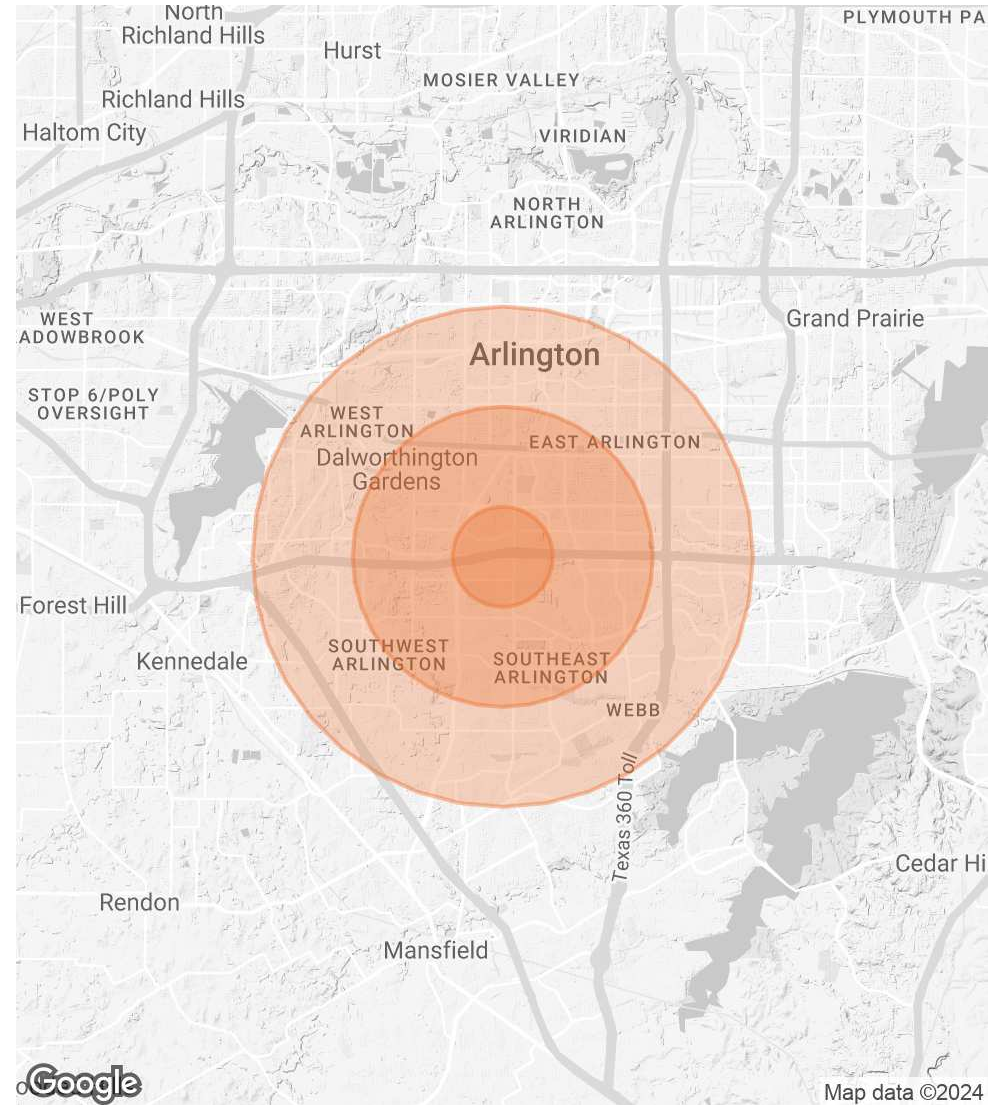
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,808	128,091	352,107
AVERAGE AGE	32.7	34.0	34.2
AVERAGE AGE (MALE)	29.8	32.3	32.3
AVERAGE AGE (FEMALE)	35.1	35.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,449	44,266	121,339
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$67,833	\$75,982	\$76,809
AVERAGE HOUSE VALUE	\$260,256	\$202,894	\$190,049

2020 American Community Survey (ACS)



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164 PARKING SPACES



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Major Employers



Company	Employees	Business Type
Arlington ISD	8,200	Education
University of Texas at Arlington	5,300	Education
General Motors Co.	4,400	Automotive
Texas Health Resources	4,063	Medical
Six Flags Over Texas	3,800	Entertainment
The Parks Mall	3,500	Retail
GM Financial	3,300	Financial
City of Arlington	2,509	Government
J.P. Morgan Chase	1,965	Financial
Texas Rangers	1,881	Entertainment

Centrally located between the East and West Coasts, the DFW Arlington region gained more than 973,431 residents from 2010 to 2017. The region's low cost of living and educated workforce appeals to both domestic and international companies. More than eighteen percent of the total population, 7,399,662 residents, are foreign born with Hispanics accounting for the largest minority group.

Rapid population and job growth have helped Arlington become a powerhouse of diverse creativity and entrepreneurship. As a result, it's now ranked among the "nation's fastest growing areas" and is flourishing in real estate development, retail, services, tech, distribution, and beyond.

TOURISM

Arlington is the top entertainment destination in Texas and is home to theme parks, music venues and four professional sports teams: the Dallas Cowboys, the Texas Rangers, Dallas Wings and the Dallas Renegades. The City is also home to the largest Esports Stadium in the nation.

- Globe Life Field
- Texas Live!
- Live by Loews
- Hurricane Harbor
- The Original Six Flags
- Theme Park
- AT&T Stadium
- International Bowling Museum
- Arlington
- Esports Stadium
- Globe Life Park Conversion (Football and Soccer Stadium)
- Six Flags World Headquarters



Visitors Per Year



Local Residents

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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:
 - 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.

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date