

LEASE

Oakhollow Business Park- Office

2401 - 2415 AVENUE J

Arlington, TX 76006

PRESENTED BY:

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TX #0375841

COURTNEY STANFORD, CCIM

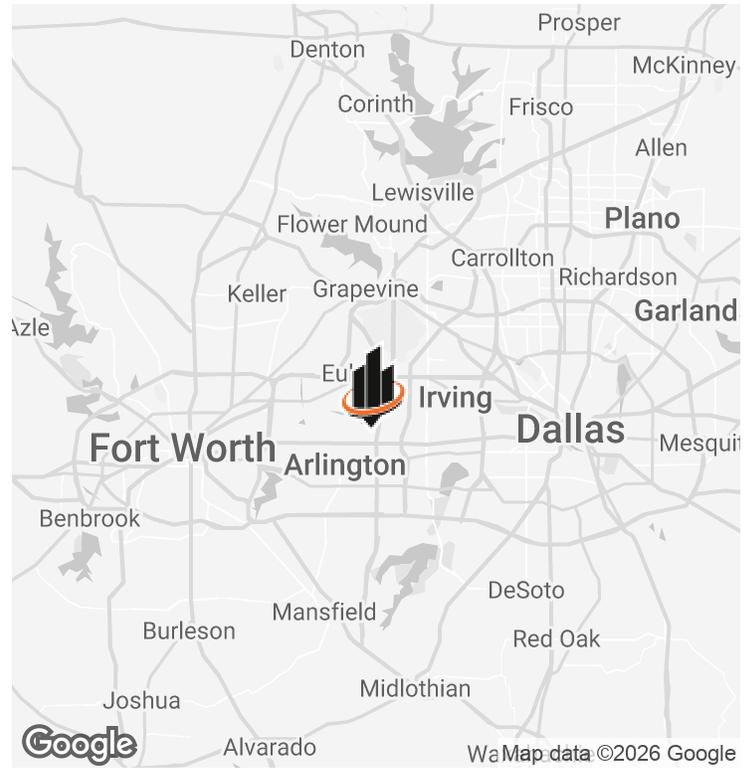
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TX #704141



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - 22.00 SF/yr (Full Service; MG; Gross)
BUILDING SIZE:	84,469 SF
AVAILABLE SF:	310 - 8,102 SF
LOT SIZE:	5.53 Acres
YEAR BUILT:	1984
RENOVATED:	2020
ZONING:	F1
MARKET:	Mid Cities
VIDEO:	View Here

PROPERTY OVERVIEW

Discover a premier leasing opportunity at our property in Arlington, TX. Boasting an on-site leasing office, management, and ownership, our property offers the convenience of localized and responsive support. Emphasizing security, card key access ensures peace of mind for tenants. High-speed internet availability caters to modern business needs, while the property's strategic location just 1/2 mile from Interstate 360, Interstate 30, and Ball Park Way provides exceptional accessibility and visibility. Plus, its proximity to DFW Airport, only 10 miles away, facilitates seamless business travel. Explore the potential of this prime commercial property, designed to elevate your business operations.

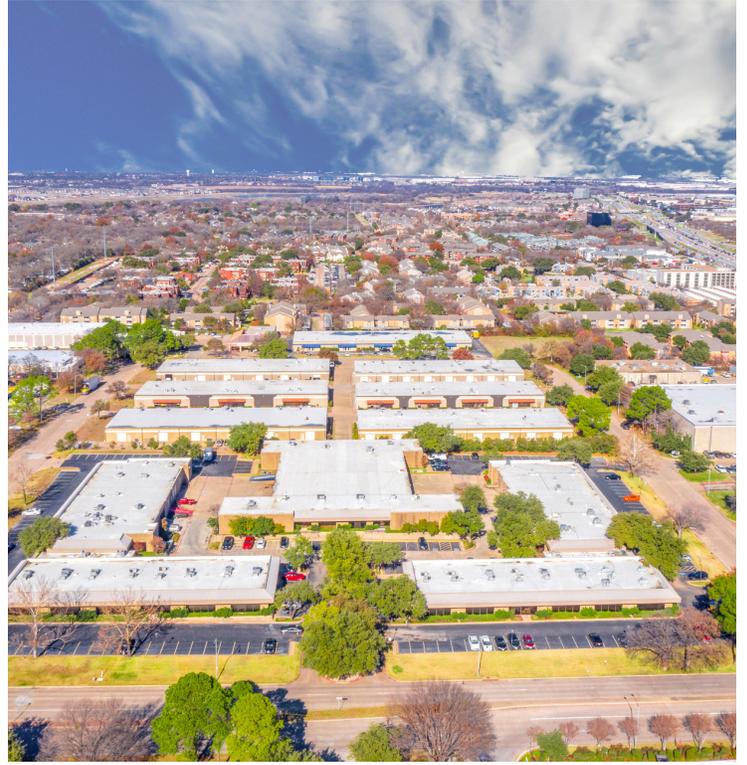
PROPERTY HIGHLIGHTS

- On site leasing office, management and ownership.
- Locally owned and operated.
- Card key access security.
- High speed internet available.
- Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way.
- 10 miles from DFW Airport.

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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	36 months
TOTAL SPACE:	310 - 8,102 SF	LEASE RATE:	\$18.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1202 Corporate Drive West	Available 3,719 SF	Full Service	\$22.00 SF/yr	Premium Office space with outside storefront and door. Wood floors, hand troweled walls, granite counter tops, and many built ins. Technologically wired for high speed internet access. 9 Private offices, conference room, full service kitchen, and reception. Large open area in center of space.
2415 Avenue J Suite 112	Available 2,842 SF	Full Service	\$18.00 SF/yr	6 Private offices, Large Conference Room, Open areas, Outside Door on Corporate Drive East with signage opportunities, Coffee Bar with sink and large work room.
2415 Ave J Suite 105	Available 2,283 SF	Full Service	\$18.00 SF/yr	2,283 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 4 private offices with lots of open workspace.
2401 Ave. J Suite 200	Available 1,855 SF	Full Service	\$19.00 SF/yr	Reception Area, 4 Offices and 1 Conference Room/Office, & Large Open Area.
2401 Avenue J Suite 206	Available 654 SF	Full Service	\$19.00 SF/yr	Reception and 2 private offices.
2415 Avenue J Suite 111	Available 2,443 - 4,726 SF	Full Service	\$19.00 SF/yr	7 Private offices, full breakroom and open areas. Very nice corner space with lots of natural light.

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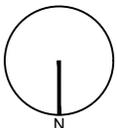
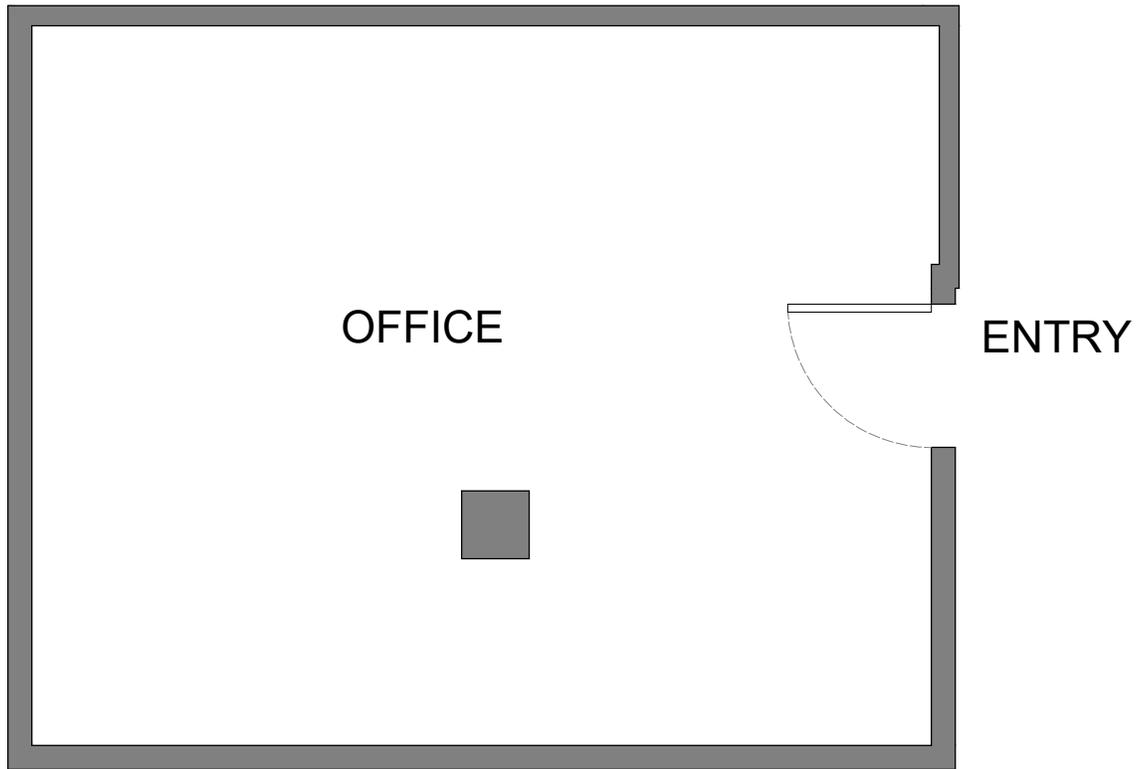
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2415 Ave. J Suite 110	Available	1,386 SF	Full Service	\$19.00 SF/yr	1,386 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 5 private offices, storage room and reception area.
2401 Avenue J, Suite 240	Available	1,347 SF	Full Service	\$19 per year	Reception and 4 private offices.
2401 Suite 244B	Available	310 SF	Full Service	\$19.00 SF/yr	Single open room no windows.

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SUITE 244-B
FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 10.03.25

2401 AVENUE J

ARLINGTON, TX 76006

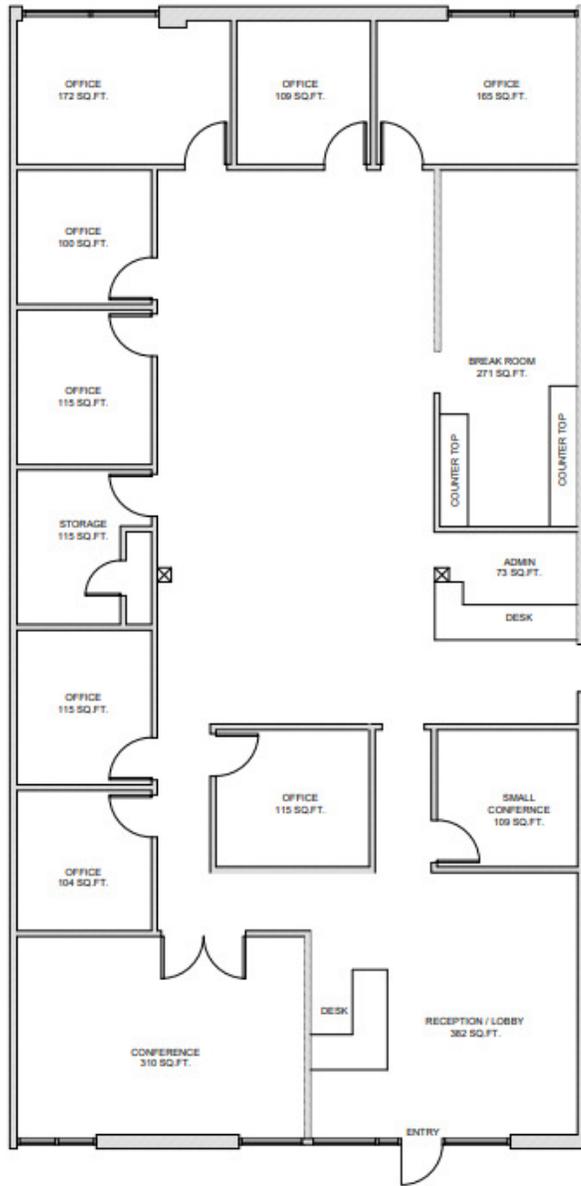
OFFICE AREA: 310 SQFT

WAREHOUSE AREA: NA

TOTAL AREA: 310 SQFT



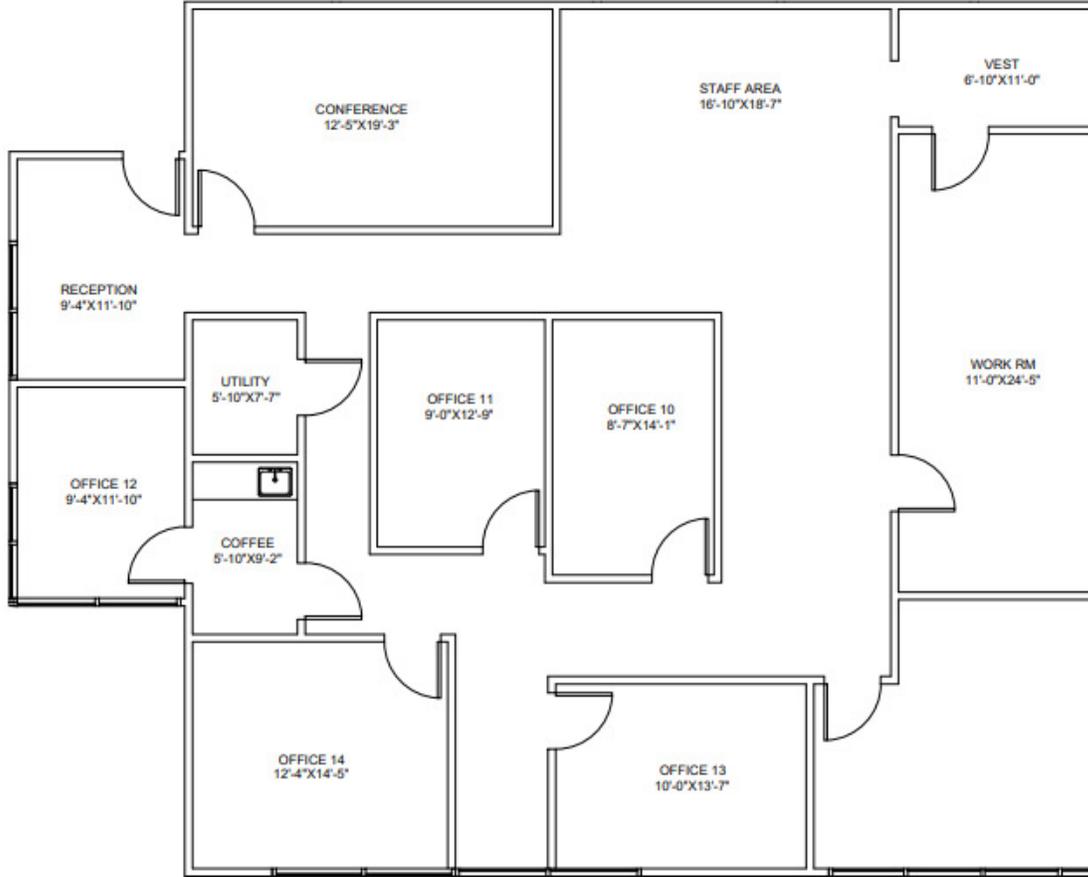
1202 CORPORATE DR W



	FLOOR PLAN scale: 3/32" = 1'-0" DRAWN BY: I.G. DATE: 06-26-19	1202 W. CORPORATE DRIVE ARLINGTON, TX 76006		
		OFFICE AREA: 3,719 SQ FT	WAREHOUSE: N/A SQ FT	

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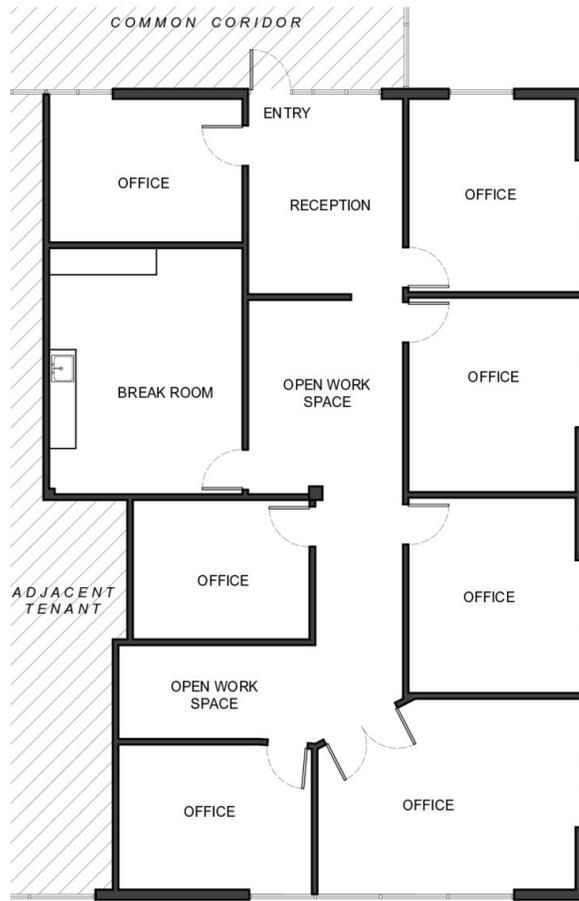
2415 AVENUE J SUITE 112



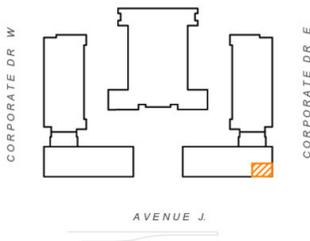
	OAKHOLLOW BUSINESS PARK SUITE 112 scale: 1/8" = 1'-0"	2415 AVE. J ARLINGTON, TX 76006		
		OFFICE AREA: 2,842 SQ FT	TOTAL AREA: 2,842 SQ FT	
		WAREHOUSE: N/A	DRAWN BY: IRVING GATICA DATE: 05-12-2011	

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2415 AVE J SUITE 111



KEY PLAN:



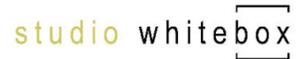
FLOOR PLAN

SCALE: 3/32" = 1'-0"

2415 Ave J - SUITE 111

CORPORATE DR. E. ARLINGTON TX 76006

OFFICE AREA: 2,259 SQFT
 COMMON AREA FACTOR: 1.15
 TOTAL AREA: 2,598 SQFT



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 DRAWN BY: STUDIO WHITEBOX DATE: 12.10.2024

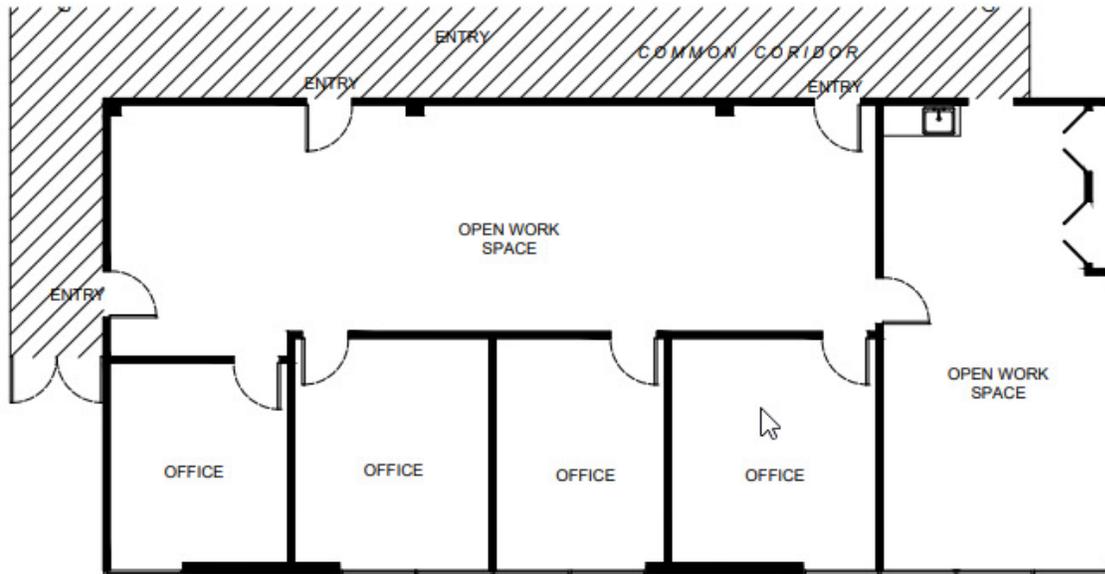
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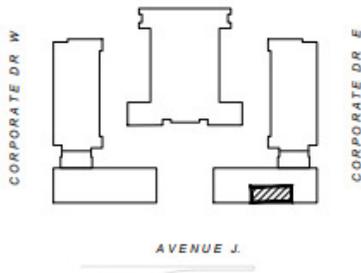
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2415 AVENUE J SUITE 105



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

2415 Ave J - SUITE 105

CORPORATE DR E. ARLINGTON TX 76006

OFFICE AREA: 1,985 SQFT
COMMON AREA FACTOR: 1.15
TOTAL AREA: 2,283 SQFT

studio whitebox

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DRAWN BY: STUDIO WHITEBOX DATE: 03.21.2023

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2401 AVENUE J SUITE 200



 <p>1202 CORPORATE DR. WEST SUITE 200 FLOOR PLAN scale: 1/8" = 1'-0"</p>	<p>SUITE 200 1202 CORPORATE DR. WEST ARLINGTON, TX 76092</p>				
	WAREHOUSE AREA:	NA SQ FT		TOTAL AREA:	1,855 SQ FT
	OFFICE AREA:	1,855 SQ FT		DRAWN BY:	IRVING GATICA

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2401 SUITE 240

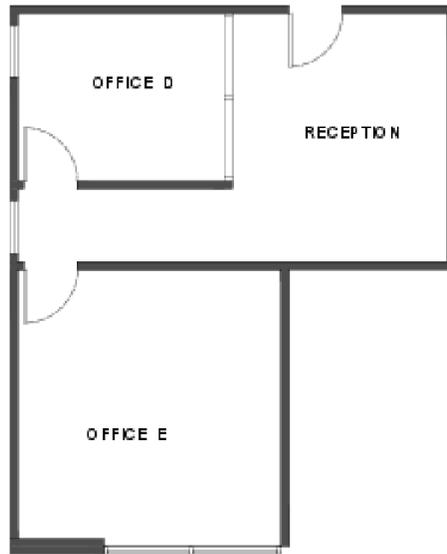


 SUITE 240 FLOOR PLAN SCALE: 1/8" = 1'-0" DATE: 06.26.19	2401 AVE J ARLINGTON, TX 76006		
	OFFICE AREA: 1,347 SQFT WAREHOUSE AREA: NA	TOTAL AREA: 1,347 SQFT	

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2401 AVENUE J SUITE 206

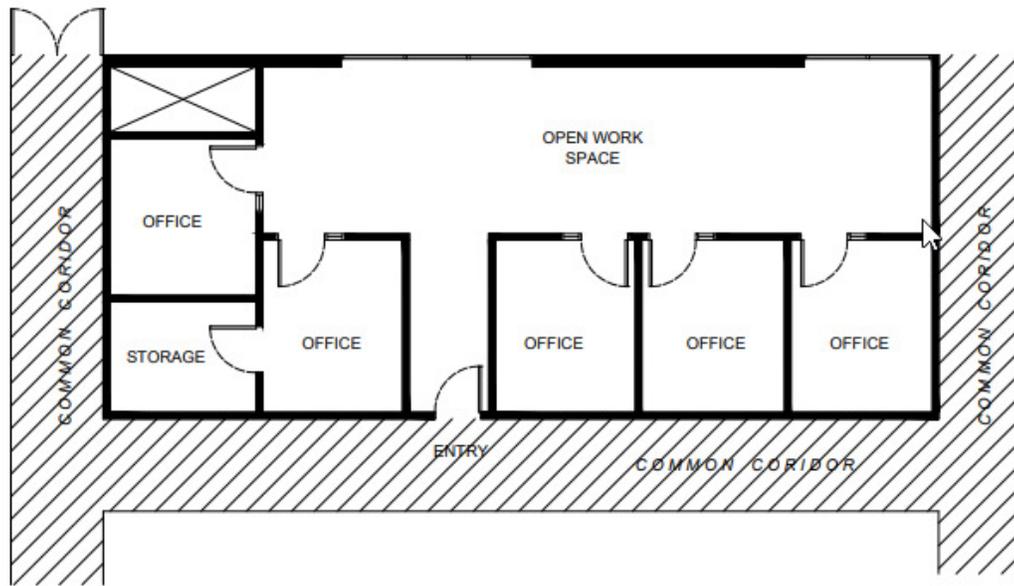


	SUITE 206	2401 AVE J		
	FLOOR PLAN	ARLINGTON, TX 76010		
	SCALE: 1/8" = 1'-0"	OFFICE AREA: 654 SQFT	TOTAL AREA: 654 SQFT	
		WAREHOUSE AREA: NA		

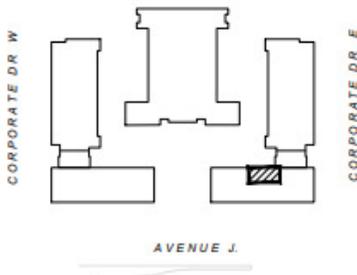
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2415 AVE J SUITE 110



KEY PLAN:



2415 Ave J - SUITE 110

CORPORATE DR E, ARLINGTON TX 76006



FLOOR PLAN

SCALE: 3/32" = 1'-0"

OFFICE AREA: 1,205 SQFT
 COMMON AREA FACTOR: 1.15
 TOTAL AREA: 1,386 SQFT



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 DRAWN BY: STUDIO WHITEBOX DATE: 03.17.2022

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