

CHASE



EAST  
BORDER  
STREET

500 E BORDER ST | ARLINGTON, TX 76010

AN

AMERICAN FIDELITY   
a different opinion

PROPERTY







**12<sup>TH</sup> FLOOR**  
21,242 SF

**10<sup>TH</sup> FLOOR**  
20,828 SF

**9<sup>TH</sup> FLOOR**  
21,344 SF

**8<sup>TH</sup> FLOOR**  
21,344 SF

PARKING RATIO

**6:1,000**

TOTAL BUILDING RENTABLE AREA

**267,258 SF**

TYPICAL FLOOR SIZE

**21,344 SF**

BUILDING CLASS

**A**

YEAR BUILT

**1983**

YEAR RENOVATED

**2023**

TOTAL FLOORS

**4**

TOTAL SF

**84,758 SF**

CONTIGUOUS FLOORS

**3**

CONTIGUOUS SF

**63,516 SF**





**500 E BORDER** is located in the Entertainment District of Arlington and surrounded by walkable dining and retail options. The property has access to several free highways running through Arlington (I-30, I-20, and Hwy 360).

## BUILDING HIGHLIGHTS

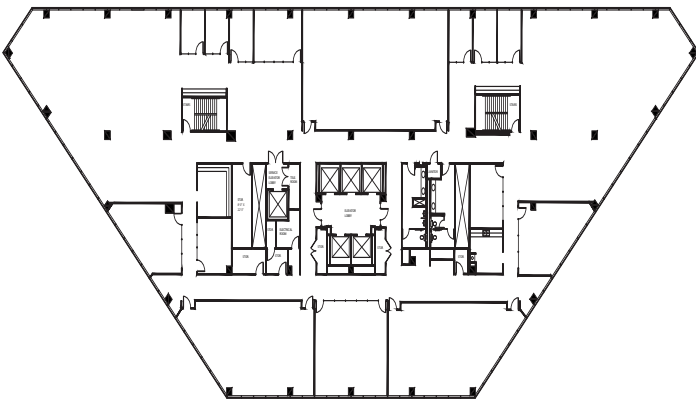
- + Close Proximity to Major Highways & the Entertainment District (Texas Live!).
- + Recently renovated amenities, corridors, and restrooms.
- + Move-in ready spec suites available in various sizes.
- + On-Site Security, Property Management & Building Engineers
- + Covered Parking with a 6:1000 Surface Parking Ratio



# Large Block Vacancies

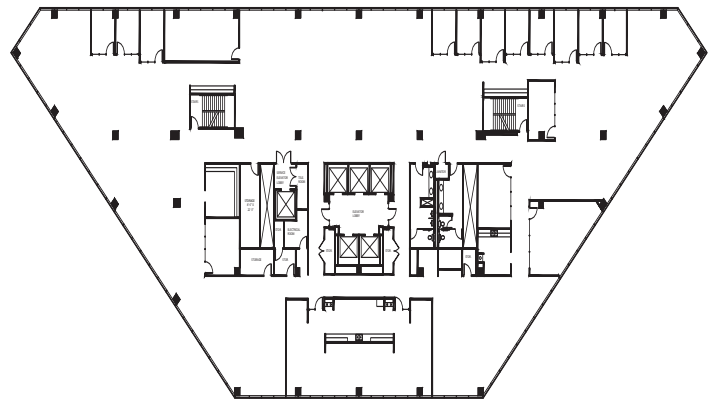
## FLOOR EIGHT

21,344 SF



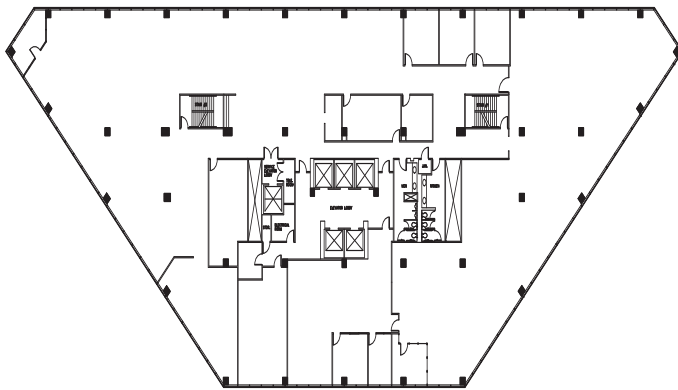
## FLOOR NINE

21,344 SF



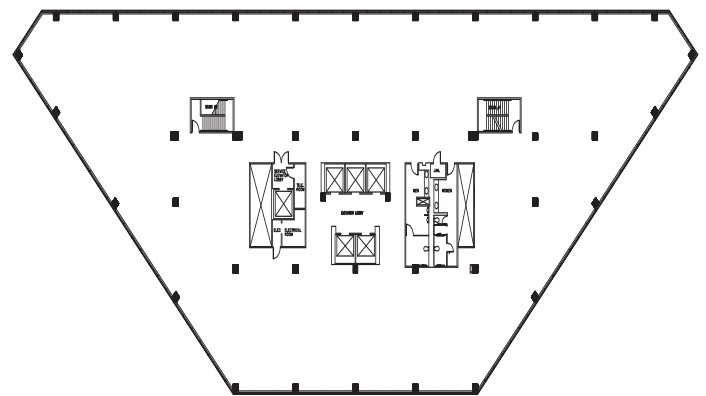
## FLOOR TEN

20,828 SF



## FLOOR TWELVE

21,242 SF





# Building Highlights

## RECENT BUILDING RENOVATIONS

- + Brand New Corridors and Restrooms (2023)
- + Covered Parking Installation (2023)
- + Modernized Elevators
- + Upgraded Conference Center



# Top of the Market Amenity Package



## FULL SERVICE GYM

- + Modern equipment with Dumbbell Set
- + Yoga Room
- + Lockers and Showers
- + Free of charge to all Tenants

## TENANT LOUNGE

- + Grab & Go Foodservice
- + Multiple Sitting Areas
- + Charging Stations



## CONFERENCE CENTER

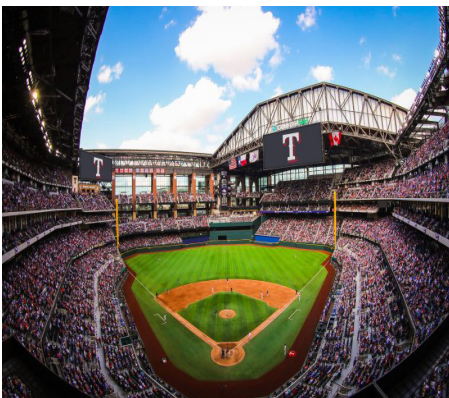
- + AV Capabilities
- + Catering Kitchen
- + Recently Upgraded



# Entertainment District



The Texas Live! entertainment district in Arlington, Texas, is a vibrant and bustling hub known for its dynamic blend of dining, entertainment, and hospitality. Situated in the heart of Arlington's entertainment scene, adjacent to Globe Life Field and AT&T Stadium, this district is a popular destination for both locals and tourists. It features an array of restaurants, bars, and venues that cater to a wide range of tastes and preferences, offering everything from casual eats to fine dining. The district is also home to a number of live music venues, providing a stage for both local and national acts. Additionally, Texas Live! is known for its lively atmosphere, especially during major sporting and entertainment events, making it a go-to spot for game-day festivities and year-round fun. With its convenient location and diverse offerings, Texas Live! serves as a cornerstone of Arlington's cultural and social scene.



*Entertainment Capital of Texas!*

# Fact Sheet

## BUILDING

Building Name: 500 E. Border

Building Address: 500 E. Border Street

Building Square Footage: 267,258

Typical Floor Plate: 21,344 SF

Floors: 12

Building Hours:

6:00am to 7:00pm Monday – Friday

Closed – Saturday & Sunday

LEED Certification: No

Building Location Description:

Corner of E. Border Street and Collins Street.

## LEASING COMPANY

Company: Colliers

Cole Moreano

214 217 4861

cole.moreano@colliers.com

Jack Beare

214 217 4861

jack.beare@colliers.com

## PROPERTY MANAGEMENT

Landlord: American Fidelity Property Company

On-site: Yes

Name of Property Management Company: CBRE

Contact: Cathy Kyser

Email: cathy.kyser@cbre.com

## YEAR BUILT

Built: 1983

Renovated: 2023

## ELEVATORS

Elevators: 6

Freight Elevators: 1

Elevator Tied to Card Access Operations: All

## PARKING

Parking Ratio: 6.00/1,000

Parking Rates:

Unreserved: Free

Reserved/Covered: \$50.00 per month

Covered: \$75.00 per month

Visitor Parking: Free and abundant

Total Spaces Allotted: 1,600

## LIFE/FIRE SAFETY

Sprinkler system: No

Generator: Yes; Emergency use only



## **CEILING HEIGHT**

Measurement to Ceiling Grid: +/- 9'-0"

Measurement Floor to Ceiling:

Depends on Tile Type: +/- 9'-0"

Measurement Slab-to-Slab: 12"

## **BUILDING HVAC**

Hours of Operation:

7:00am to 6:00pm Monday – Friday

7:00am to 1:00pm Saturday

HVAC After Hours Cost:

After-hours HVAC is available with prior written notice.

\$37.00 per hour but is subject to change per floor.

## **STRUCTURAL CAPACITY**

Building Construction: Steel

Column Spacing: Varies

## **ELECTRICITY**

Rate/SF: \$1.74

## **SECURITY**

Security on site: Yes

Hours:

5:00am to 10:00pm Monday – Friday

7:00am to 5:00pm Saturday – Sunday

Cameras: Yes

Card Reader Access: Yes

## **OPERATING EXPENSES**

2023: \$10.74

## **TELECOM PROVIDERS**

AT&T

Verizon

Spectrum

Crown Castle

## **FLOOR COMMON FACTOR**

Full Floor: 15.00%

Multi-Tenant: 1, 2, 5, 6

## **ON-SITE AMENITIES**

Fitness Center

Conference Center

Tenant Lounge

Grab & Go Deli

Covered Parking

Shower Facilities

Onsite Security

Onsite Property Management

Direct Digital Control HVAC System

# Area Amenities

## 130 & Collins Street Area :

### LUNCH/DINING

- Chick Fil A
- Raising Cane's
- Torchy's Tacos
- The Biscuit Bar
- Cava
- Salata
- Jersey Mikes
- Hawaiian Bros
- Zalat
- Zero Degrees
- Shell Shack
- Chipotle

- La Madline
- Whataburger
- Tiff's Treats
- The Social House
- Popeyes

### RESTAURANTS

- Olive Garden
- Pappadeaux
- BoomerJack's Grill
- Chili's Grill & Bar
- Buffalo Wild Wings
- Lupes Comida con Sabor



N COOPER ST

180

W DIVISION ST

## Division (180)/Center Street Area:

### LUNCH/DINING

- Jimmy Johns
- Fuzzy's
- Panera Bread
- Einstein Bros. Bagels
- White Rhino Coffee
- Insomnia Cookies
- Shipley Do-Nuts
- Subway
- Wendy's

### RESTAURANTS

- Babe's Chicken Dinner House
- Hurtado Barbecue
- Twisted Root Burger
- J. Gilligan's Bar & Grill
- Division Brewing
- Kool Keg
- Flying Fish
- NAMOO Koreanbowl
- Pie Five Pizza

303

W PIONEER PKWY

S COOPER ST



NE GREEN OAKS BLVD

N COLLINS ST

## Headquarters in the Area

- Texas Health Resources
- D.R. Horton
- Maverick Airlines
- General Motors (Arlington Assembly Plant)
- American Eurocopter (Airbus Helicopters)
- Six Flags Entertainment Corporation

360 TEXAS



E RANDOL MILL RD

BALLPARK WAY

AT&T WAY

STADIUM DRIVE

W ABRAM ST

180

**Randol Mill Road/AT&T Way Area (Texas Live!) Area :**

<b>LUNCH/DINING</b>	<b>ENTERTAINMENT/LODGING</b>
<ul style="list-style-type: none"> <li>• Taco Joint</li> <li>• Lockhart BBQ</li> <li>• Tavern &amp; Beer Garden</li> <li>• Pudge's Pizza</li> <li>• Revolver Brewhouse</li> <li>• Sports &amp; Social</li> <li>• Troy's</li> <li>• Cut &amp; Bourbon</li> <li>• River Market</li> </ul>	<ul style="list-style-type: none"> <li>• AT&amp;T Stadium</li> <li>• Choctaw Stadium</li> <li>• Globe Life Park</li> <li>• Live! By Loews</li> <li>• Sheraton Arlington Hotel</li> <li>• Six Flags Over Texas</li> <li>• Courtyard by Marriot Dallas</li> <li>• Hyatt Place</li> <li>• Four Points Sheraton</li> </ul>



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360 TEXAS

N COLLINS ST

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## Contacts

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