

WESTGATE PLAZA

JW Management



Commercial Property
Management

In the middle of the Arlington Entertainment District

Westgate Plaza is a Mixed-Use 10+ acre business park located in the heart of Arlington's Entertainment District. The business park is adjacent to a unique mix of entertainment, restaurants & shops. Globe Life Park, Texas Live, the Loews Resort, and Globe Life Field are 1 block west of the property. All of these within walking distance.



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PRIME ARLINGTON LOCATION

Arlington is home to the Texas Rangers, Dallas Cowboys, Esports Stadium, and the original Six Flags amusement park. Westgate Plaza is conveniently located in the center of the Dallas, Fort Worth Metroplex with two major interstate highways cutting across the region with the DFW International Airport located only 13 miles north. the multi-use property is easily accessible to the entire DFW Metroplex. The area easily draws potential employees from across the metroplex.

The area around the 4 stadiums has evolved into a world-class entertainment district, anchored by Texas Live!, which includes restaurants, entertainment, the Live! by Lowe's hotel, and the City of Arlington Convention Center. Westgate Plaza is located 1 block east of Texas Live and the Stadiums. All of these are within walking distance.

The lion's share of businesses are found in North Arlington Entertainment District and run along I-30, near Highway 360 & N Center Street. The area has a stable tenant base with a high concentration of municipal government, call centers, distributors, servicing businesses, and healthcare-related tenants. Key tenants include D.R. Horton, L3 Harris Technologies, Texas Health Resources, and General Motors. The vacancy rate in the area typically tracks below the rest of the market. Meanwhile, rent levels track below the Dallas-Fort Worth norm and are comparable to office rents in H-E-B and other Mid-Cities.

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Westgate Plaza Business Park

The mixed-use 10+ acre business park is divided up into 6 independent buildings. 2 buildings are full-service Office and 4 are built for Flex Office Warehouse use. The exclusive open concept Business Park stands out as one of North Arlington's Premier properties.

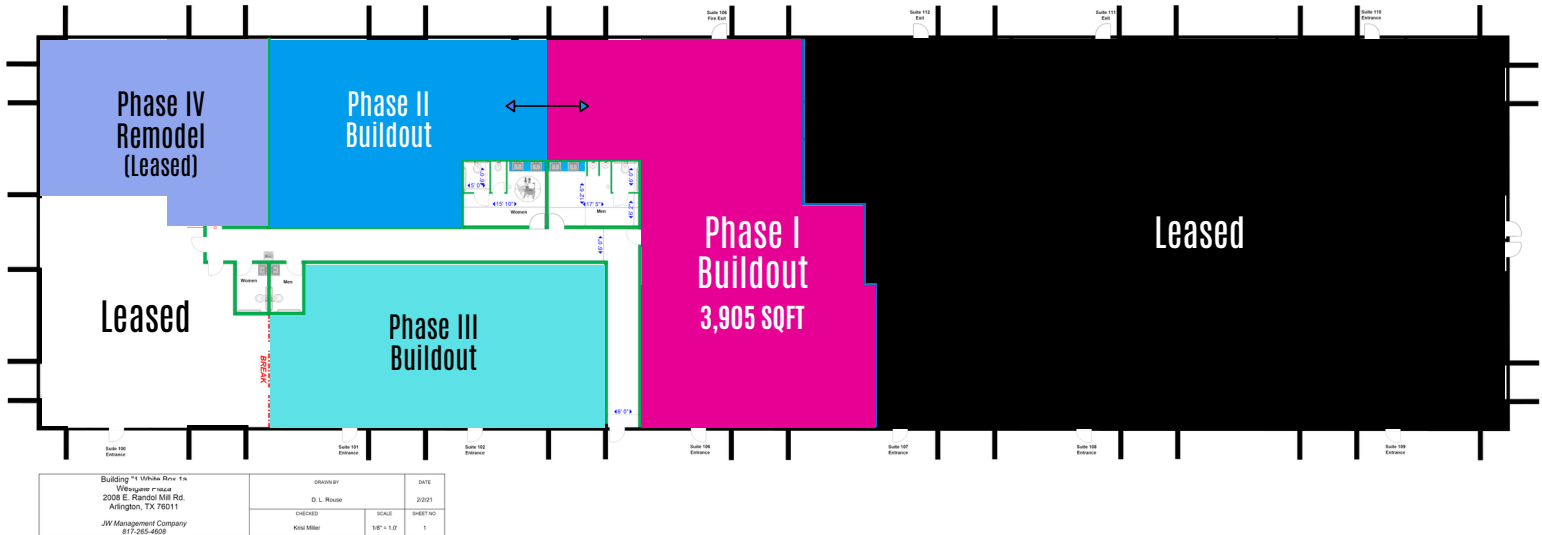
At the center of the complex, is a beautifully landscaped park-like area. Over the entire property, we have stunning live oak trees that are over 150+ years old. When you go outside your office to take a break or eat your lunch, you will be able to enjoy your peaceful time away on one of our high-end park benches underneath the shade of a beautiful live oak tree. The entire park-like complex is covered with over 50 Live Oak, Red Oak, and Crepe Myrtle Trees.

Many of our tenants take advantage of the beauty of the complex by walking the property on their breaks.

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Class A Finish Outs

The Westgate Plaza location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and invested \$1,400,000.00 in 2019 and 2020. Our 2021 maintenance & property beautification programs are fully budgeted.

The finish outs include high-end Timely prefinished metal frames with solid core birch finish doors. The ceilings are 2' x 2' reveal edge tiles. LED energy efficient motion-activated lighting throughout the offices. High-end replaceable carpet tiles are used. Breakroom high-end cabinetry products feature soft-close hinges and dovetail drawers with quartz countertops, under-mount stainless steel sinks, and delta faucets with integrated pull-down spray handles. Optional upgrades are available.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-20 insulation value. The well lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

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Sample Layout

3,905 SQFT+-

Full Service Suite



Visit our property to learn more about Westgate Plaza