

# THE BUSINESS PARK

at Westgate Plaza



Work Hard, Play Hard. Where Business Gets Done

Increase the visibility of your business. The Arlington Entertainment District is located one block west of Westgate Plaza's 10+ Acre Business Park. The Texas Rangers and The Dallas Cowboys' Stadiums as well as Texas Live!, are within a short walk of your new office or warehouse. Schedule your tour TODAY!



Globe Life Field & AT&T Stadiums

Visit the Restaurants at Texas Live!



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Visit our property to learn more about Westgate Plaza



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JW Management



Commercial Property  
Management

Work Hard, Play Hard. Where Business Gets Done

Clean & Bright Spaces | Layout Design | Floor-to-Ceiling Windows  
Onsite Leasing & Maintenance | Beautiful Landscaped Grounds



Retail

Available  
Early 2026

Office

Office  
Warehouse

AVAILABLE SPACES

Don't miss this  
**OPPORTUNITY**  
for a  
**PRIME  
LOCATION.**  
Contact us  
**TODAY**  
for  
**AVAILABLE  
SUITES!**

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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 over \$5,000,000.00 so far over the last 5 years in property improvements. Our 2026/27 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-39 insulation value. The well-lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.