

# Office Space For Lease

331 AARON AVE  
ARLINGTON, TX 76102



**LANCARTE**  
COMMERCIAL

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2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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## LEASE STRUCTURE

**\$13.00/SF Gross**

## PROPERTY FEATURES

- 2,206 SF Available
- Ample Parking
- Functional Layout
- Locally Managed
- Move-In Ready
- Lots of Natural Light

## LOCATION OVERVIEW

With frontage on Division Street in Arlington, this location provides easy access to major highways such as I-30, Hwy 360 and W Loop 820. W Division, also known as Hwy 180, has a traffic count of 19,300 VPD. N. Bowen, just 3 blocks away, has a traffic count of 17,280 VPD.

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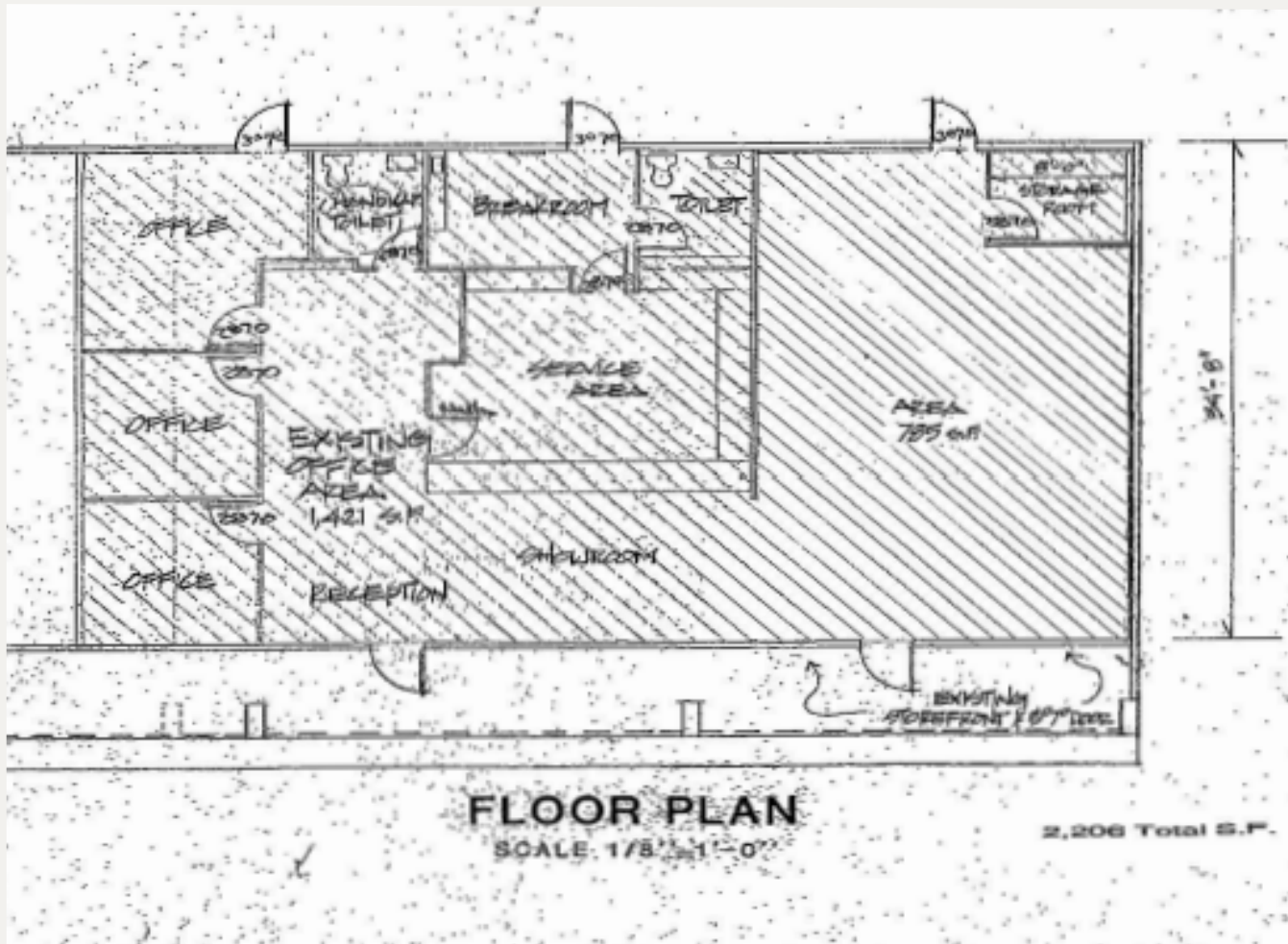


RELENTLESSLY PURSUING WHAT MATTERS.

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## FLOOR PLAN - SUITE 105



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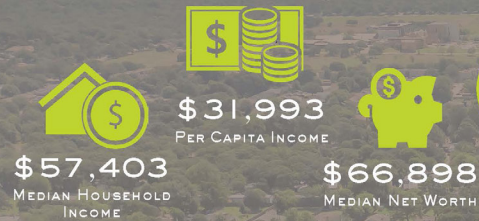


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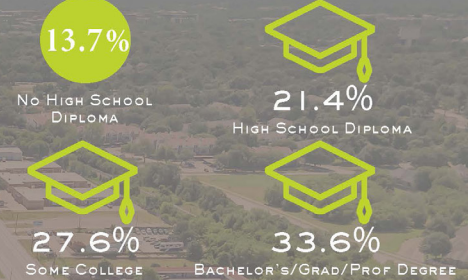
## EMPLOYMENT OVERVIEW

331 Aaron Ave, Arlington, TX 76012  
Ring of 5 Miles

### INCOME



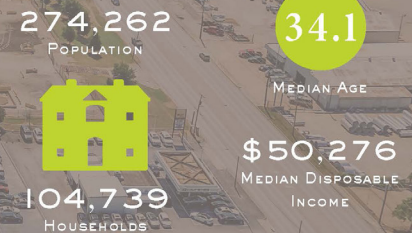
### EDUCATION



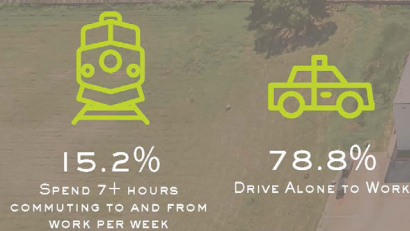
### BUSINESS



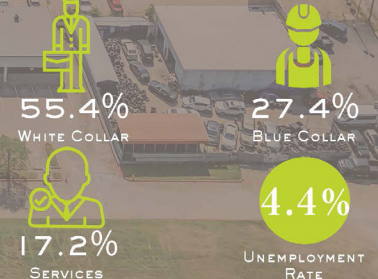
### KEY FACTS



### COMMUTERS



### EMPLOYMENT



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## INTERIOR PHOTOS



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