

524 LAMAR

ARLINGTON, TX

EXECUTIVE
SUMMARY



BEST IN CLASS OFFICE ASSET | MIXED USE WALKABILITY | STABLE IN PLACE RETURNS

YOUNGER[®]
PARTNERS



OPPORTUNITY

Younger Partners has been exclusively retained to offer qualified buyers the opportunity to acquire 524 Lamar ("Property"). Located a short distance from Cowboy Stadium, Texas Live, Globe Life Field and the rest of the Arlington Entertainment District, the building offers an abundance of surrounding amenities including a host of restaurants, retail, entertainment and recently constructed multi-family. Incorporating the definition of convenience, 524 Lamar features opportune access to the Metroplex's major thoroughfares and public transportation.

524 Lamar is comprised of over 91,000 square feet of professional office space, that is anchored by a diverse roster of tenants. 81% leased, the rent roll provides established income in a high profile location with a desirable mix of small suites that appeal to the broadest segment of the submarket's tenancy. The majority of the remaining vacancy is in "spec" condition and should be leased with minimal further investment. The Property was built in 1982 and most recently and extensively renovated in 2024 / 2025.

Offered at a significant discount to replacement cost, 524 Lamar offers investors a bite-sized entry into the Dallas market and the opportunity to execute a lite value-add lift on a noteworthy parcel of land. The three-story design has shallow bay depths that are ideal for small tenant suites.



5 2 4 E A S T L A M A R B O U L E V A R D

■ BUILDING ADDRESS	524 E LAMAR BLVD - ARLINGTON, TX 76011
■ BUILDING SIZE	91,535 SF
■ OCCUPANCY	81%
■ YEAR BUILT / RENOVATED	1982 / 2025
■ BUILDING HEIGHT	THREE STORY
■ SITE AREA	4.4879 ACRES
■ PARKING	4 / 1,000 (SURFACE)
■ REPLACEMENT COST	\$36,000,000 (\$400/SF)





360
TEXAS

Six Flags
ONE TEXAS

SHERATON

MEDAL OF HONOR
MUSEUM

TEXAS
Live!

AT&T
STADIUM

AT&T
STADIUM

LINCOLN SQUARE WEST
MIXED USE DEVELOPMENT

DRURY
PLAZA HOTEL

Texas Health
Resources

N CENTER ST

N COLLINS ST

INTERSTATE
30

THE TRUMAN
ARLINGTON COMMONS

JONES ACADEMY OF FINE
ARTS AND DUAL LANGUAGE

THE ROOSEVELT

ROLLING HILLS DEVELOPMENT
68 ACRES SINGLE FAMILY
30 ACRES COMMERCIAL
GREEN SPACE
BIKE TRAILS
ETC...

INVESTMENT HIGHLIGHTS

- IMMEDIATE UPSIDE - 12,339 SF OF MOSTLY SPEC VACANCY AVAILABLE FOR LEASE UP.
- DYNAMIC LOCATION AMONGST ARLINGTON ENTERTAINMENT DISTRICT.
- VARIETY OF SPACE OPTIONS AND STRONG IN-PLACE CASH FLOW FROM ESTABLISHED TENANTS.
- SHALLOW BAY DEPTHS THAT ARE IDEAL FOR SMALL TENANT SUITES.
- EXTENSIVE RENOVATIONS. \$1.78M INVESTED SINCE THE START OF 2015
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS AND VISIBILITY FROM IH-30.
- LONG RUN OPTIONALITY OF 4.5 ACRES WITH FREEWAY VISIBILITY AND ACCESSIBILITY.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$400/SF.



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DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 76,000 NEW JOBS CREATED IN 2024.
- #1 REAL ESTATE MARKET FOR 2025 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.3 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.



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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.