

SUBLEASE

ARLINGTON INTERLINK

1701 E Lamar Blvd. Suite 270 Arlington, TX 76006



PROPERTY DESCRIPTION

Located just off Interstate 30 and State Highway 360, Arlington Interlink at 1701 E. Lamar Blvd offers one of the premier office environments in Arlington. Recently undergoing a multi-million-dollar renovation, this Class A office building provides tenants with exceptional amenities, including a state-of-the-art conference facility, fresh vending through Parks Pantry, covered parking available, and on-site property management—ensuring a seamless and professional work environment.

Situated in the heart of Arlington's Entertainment District, this location offers unmatched convenience with quick access to top dining, shopping, and entertainment options. Within just half a mile, you'll find numerous popular restaurants such as Hurtado's Barbecue, The Topsy Oak, and Pappadeaux Seafood Kitchen, perfect for client meetings or team lunches. Several hotels, including the luxurious Loews Hotel at Texas Live!, are nearby, providing excellent accommodations for out-of-town guests. Additionally, DFW International Airport is just 15 minutes away, making business travel effortless. Don't miss this opportunity to establish your business in a newly renovated, highly accessible, and amenity-rich office building in the heart of North Arlington!

PROPERTY HIGHLIGHTS

- Spacious open layout with natural light, modern finishes and high-quality fixtures
- Convenient location with easy access to major highways, and proximity to public transportation options
- On-site parking for employees and visitors
- Close to amenities such as restaurants, shops, hotels and DFW Airport
- Professional property management and maintenance team
- Property website: <https://buildout.com/website/1701elamar270sublease>

OFFERING SUMMARY

Lease Rate:	\$3,927.13 per month plus electricity
Available SF:	2,118 SF
Building Size:	80,104 SF
Sublease Term:	Through 12/31/2028

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180

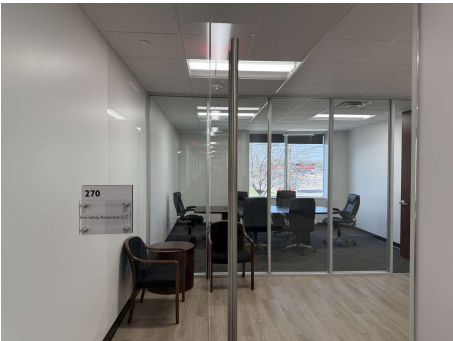


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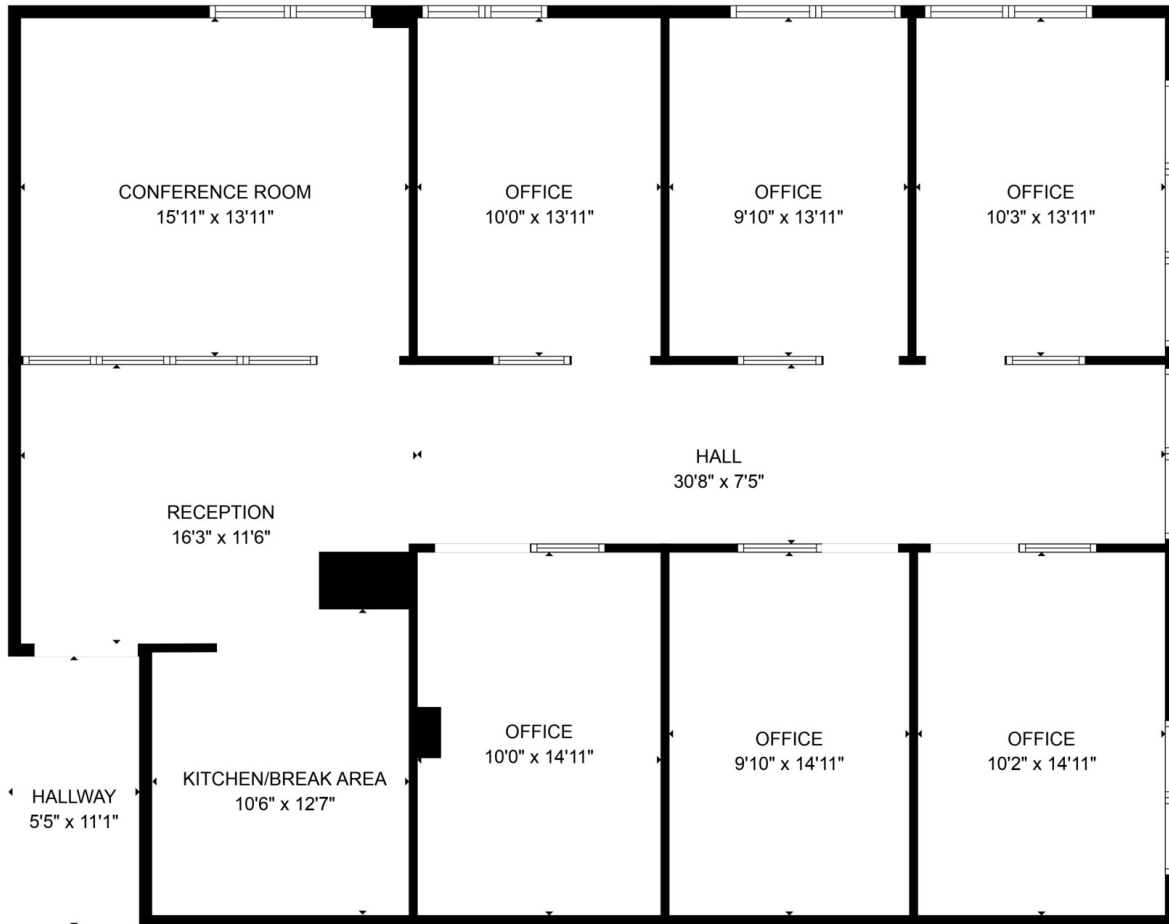
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(Not to Scale)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 270 Floor Plan Approx. 2,118 RSF

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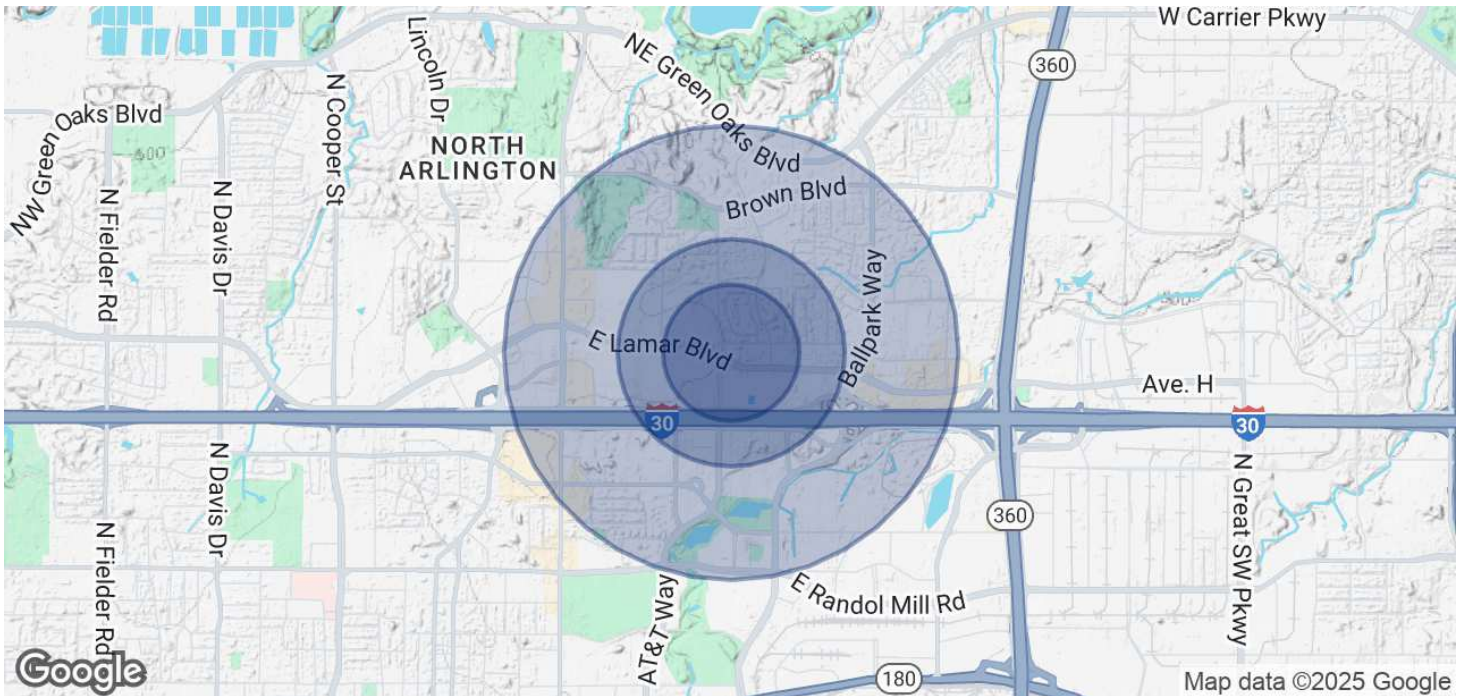


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,339	4,821	15,548
Average Age	38	39	37
Average Age (Male)	37	38	37
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	717	2,565	7,721
# of Persons per HH	1.9	1.9	2
Average HH Income	\$71,790	\$73,412	\$75,629
Average House Value	\$313,893	\$294,664	\$288,539

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Apex Realtors

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Lori Arnold

Designated Broker of Firm

Jason Corpuz

Licensed Supervisor of Sales Agent/
Associate

Angela Harwell

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date