

OWNED BY:

 **Birtcher  
Anderson & Davis**

# Westway Business Center

ARLINGTON, TEXAS 76018

On-Site Office: 320 Westway Pl., Suite 505

# FOR LEASE

## Highlights

- Eight Buildings Totaling 360,000 SF
- Industrial/Flex/Office Spaces Available Between 2,000-23,000 SF
- Capital Improvements Completed
- Dock High and Grade-Level Loading
- Property Management/Leasing Office – 320 Westway Pl.
- Ample Parking Throughout the Park
- Close Proximity to Major Highways
- Close Proximity to Restaurants and Entertainment

## Availability

- 4300 Beltway Pl, Suite 100 – 4,599 SF
- 4360 Beltway Pl, Suite 240 – 2,088 SF
- 4360 Beltway Pl, Suite 255 – 2,243 SF
- 4360 Beltway Pl, Suite 280 – 2,180 SF



**BRETT CARLTON**

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**CHEYENNE MUNGARAY**

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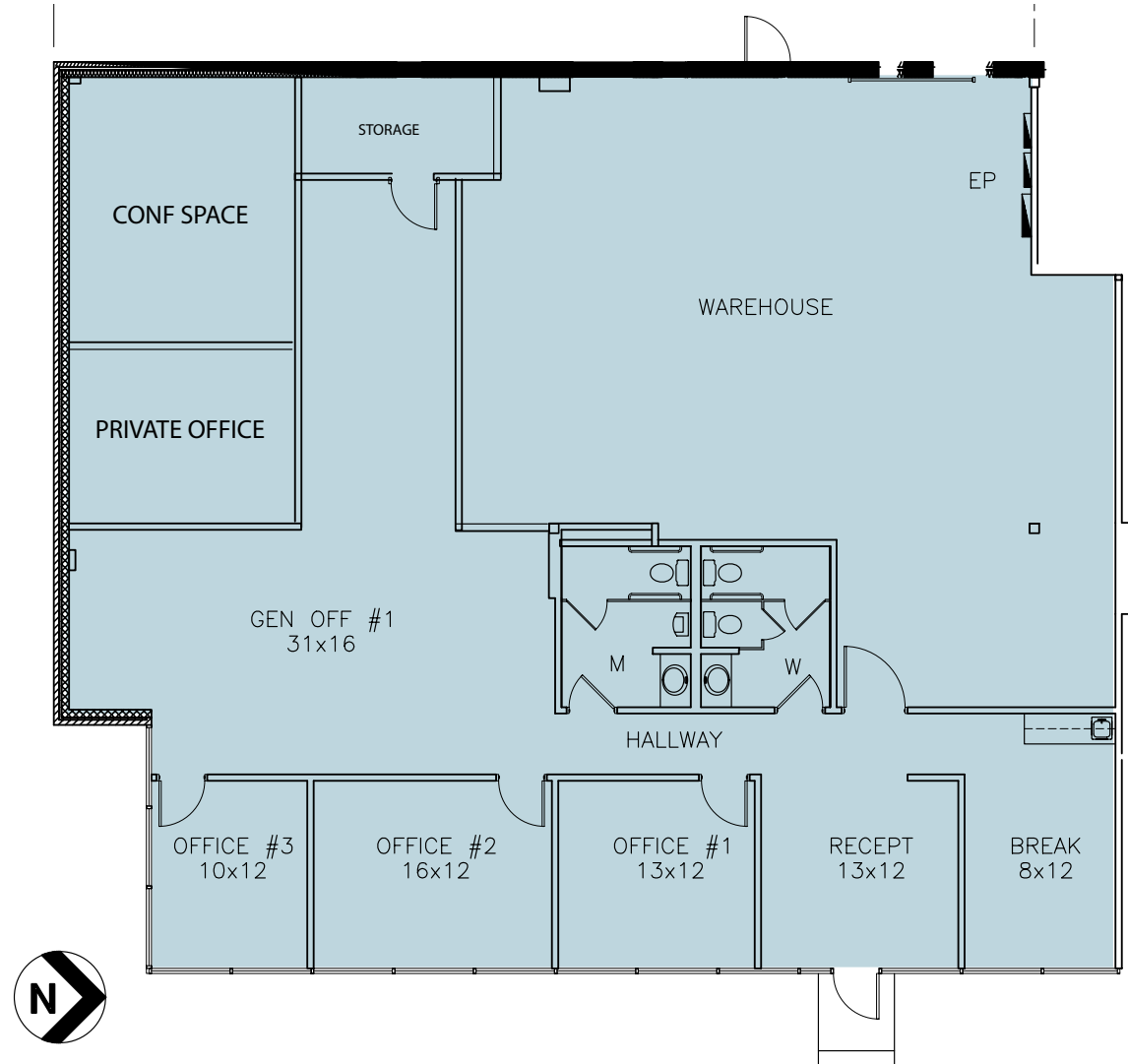


# FOR LEASE

## 4300 Beltway Place, Suite 100

ARLINGTON, TEXAS 76018

- 4,599 SF Available
- Professionally Landscaped
  - Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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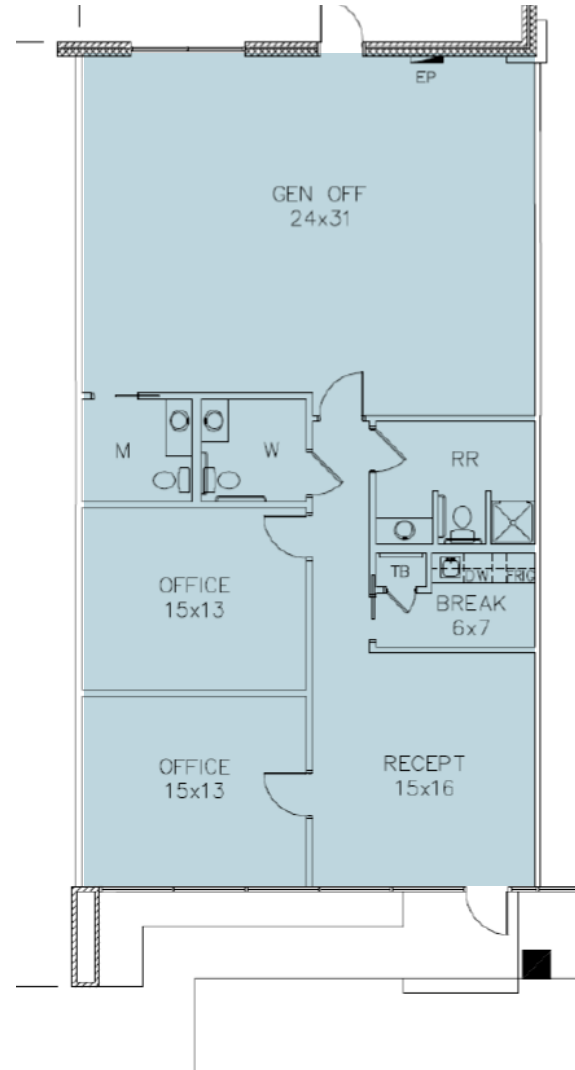


# FOR LEASE

## 4360 Beltway Place, Suite 240

ARLINGTON, TEXAS 76018

- 2,088 SF Available
- Grade Level Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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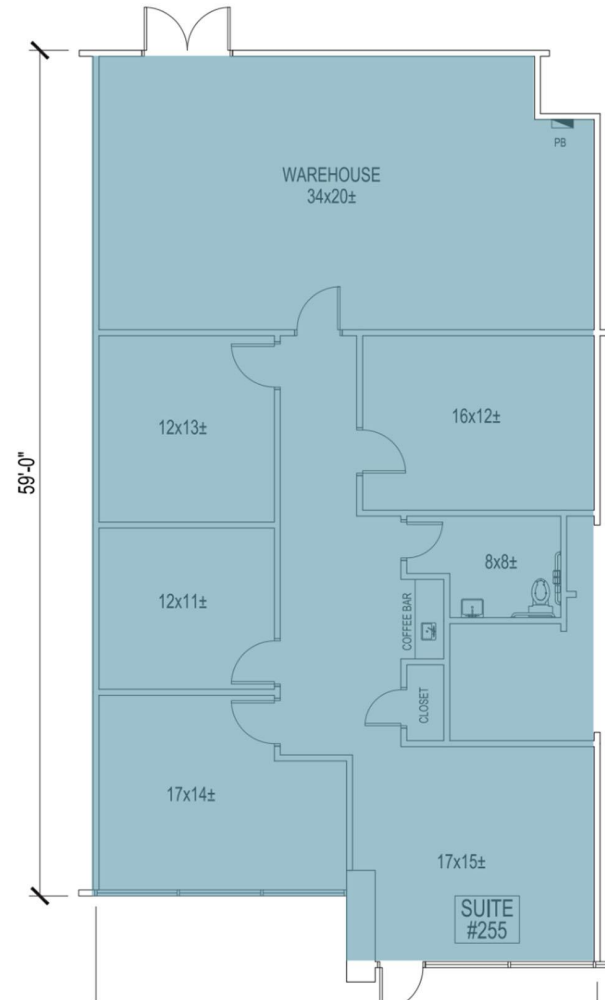


# FOR LEASE

## 4360 Beltway Place, Suite 255

ARLINGTON, TEXAS 76018

- 2,243 SF Available
- Grade Level Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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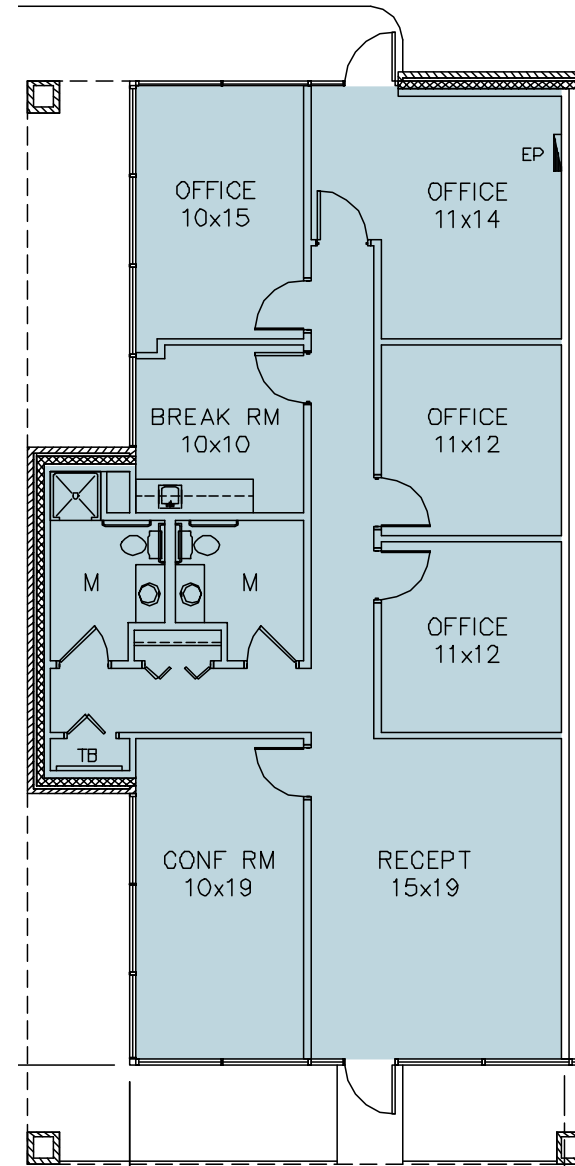


# FOR LEASE

## 4360 Beltway Place, Suite 280

ARLINGTON, TEXAS 76018

- 2,180 SF Available
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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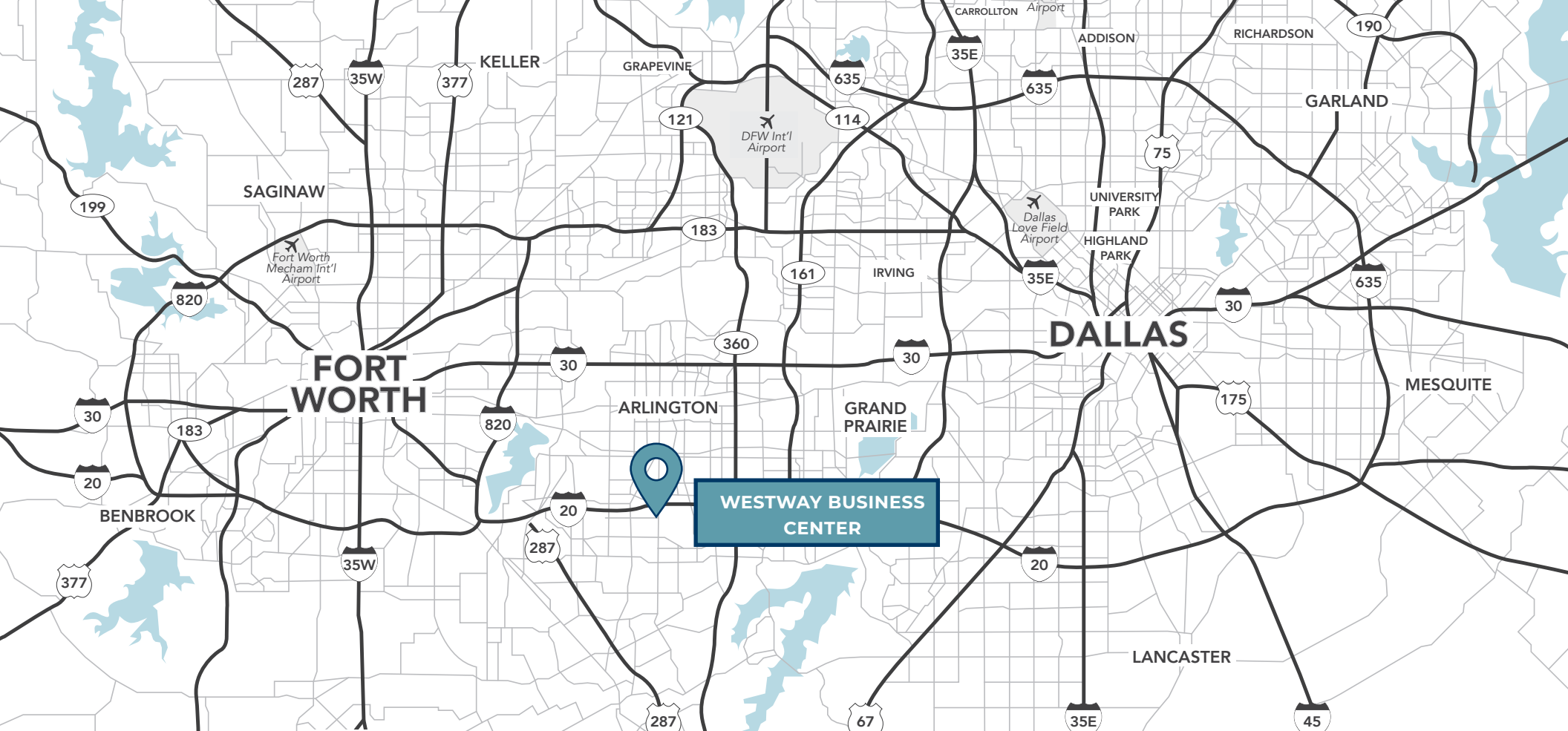
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**WESTWAY BUSINESS CENTER**

## MAJOR CITIES

**DOWNTOWN DALLAS**

**28** MINUTES

**25** MILES

**DOWNTOWN FORT WORTH**

**19** MINUTES

**17** MILES

## MAJOR AIRPORTS

**DFW AIRPORT**

**24** MINUTES

**20** MILES

**LOVE FIELD AIRPORT**

**34** MINUTES

**30** MILES

## ATTRACTIONS

**GLOBE LIFE FIELD**

**14** MINUTES

**7** MILES

**AT&T STADIUM**

**13** MINUTES

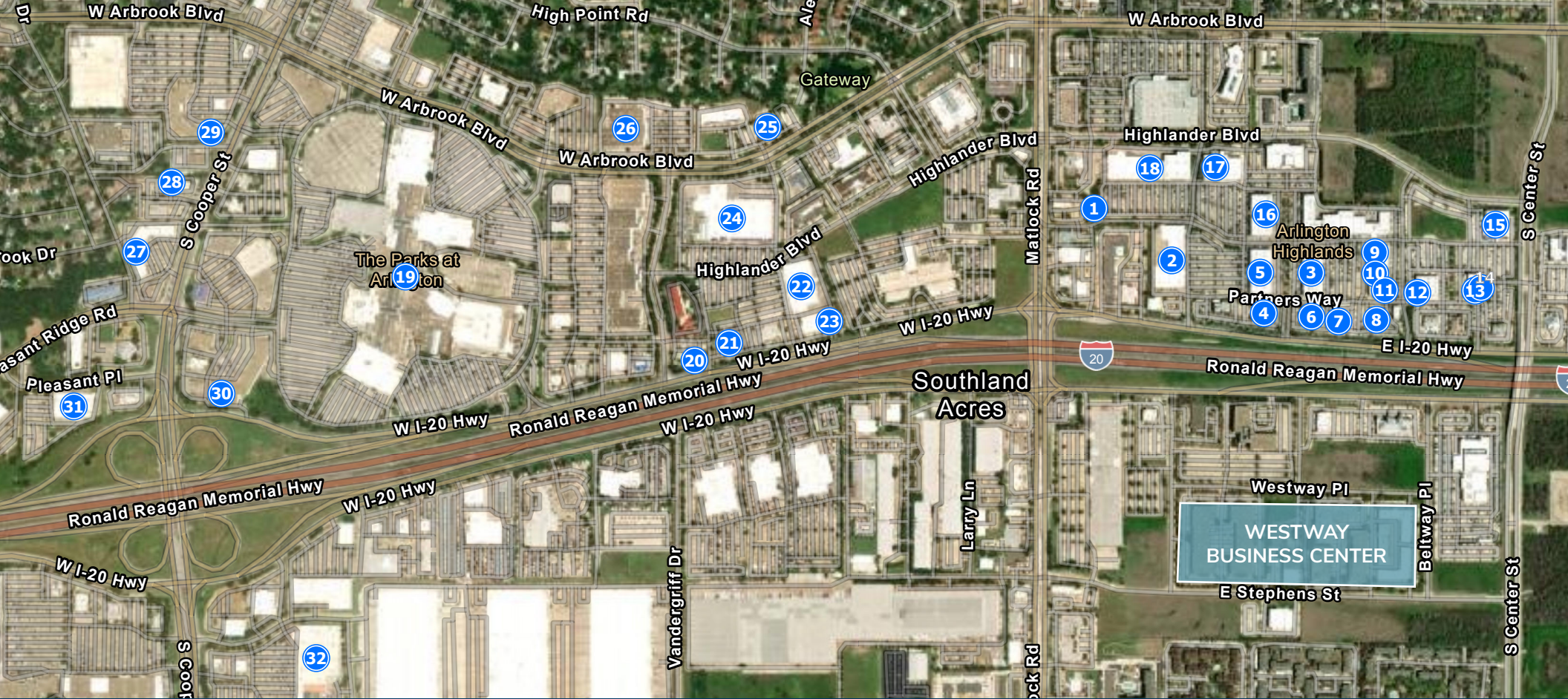
**6** MILES

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**WESTWAY  
BUSINESS CENTER**

- |                             |                        |                                |                              |
|-----------------------------|------------------------|--------------------------------|------------------------------|
| 1 India Grill               | 9 Torchy's Tacos       | 17 PetSmart                    | 25 Steak N' Shake            |
| 2 Bed Bath & Beyond         | 10 The Melting Pot     | 18 McAlister's Deli            | 26 Academy Sports + Outdoors |
| 3 Old Navy                  | 11 Genghis Grill       | 19 The Parks Mall at Arlington | 27 Salata                    |
| 4 P.F Chang's               | 12 The Impossible Shop | 20 In-N-Out Burger             | 28 Panera Bread              |
| 5 Freebirds World Burrito   | 13 Chuy's              | 21 Saltgrass Steak House       | 29 Chili's Grill & Bar       |
| 6 Ethan Allen               | 14 Macs & Stacks       | 22 Total Wine & More           | 30 T.J. Mazz                 |
| 7 Lazy Dog Restaurant & Bar | 15 Dave & Buster's     | 23 Jason's Deli                | 31 Best Buy                  |
| 8 Mimi's Cafe               | 16 Brighton            | 24 Lowe's Home Improvement     | 32 Home Depot                |

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