

PROFESSIONAL / MEDICAL OFFICE FOR LEASE

2003 E Lamar Blvd., Arlington, TX 76006 / GOVERNORS ROW OFFICE CAMPUS



943 – 5,043 RSF FOR LEASE

PRESENTED BY:

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2003 E Lamar Blvd., Arlington, TX 76006

PROFESSIONAL / MEDICAL OFFICE FOR LEASE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

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IABS

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1 | PROPERTY INFORMATION

PROPERTY DETAILS



OFFERING

Lease Price:	\$18.00 - \$19.00 RSF
Expense:	Gross plus Electricity
Square Footage:	943 – 5,043 RSF
Zoning:	O - Office
City:	Arlington
County:	Tarrant
Market:	Dallas / Fort Worth
Sub-Market:	Arlington Entertainment District

PROPERTY OVERVIEW

Attractive 4.8-acre professional office park with Georgian style architecture in a lush green campus setting. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options

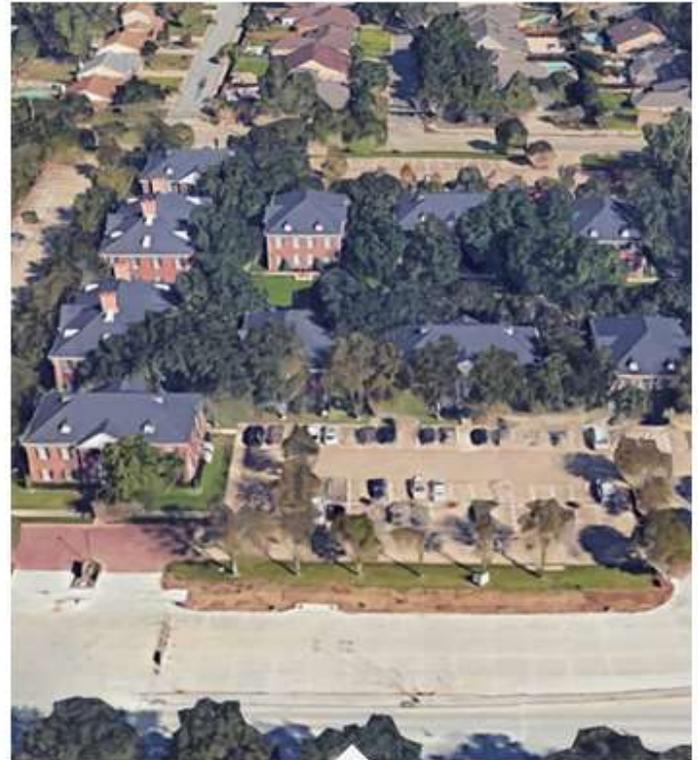
PROPERTY HIGHLIGHTS

- 4,100 RSF First Floor Contiguous Space Available
- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Close proximity to restaurant and retail
- Easy access to Interstate 30 and Highway 360

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1 | PROPERTY INFORMATION

Property Name	Governors Row
Property Type	Professional / Medical Office
Property Sub-type	Retail Office
Property Size	4.8 Acres
Building Class	B
Year Built	1985
Architectural Style	Georgian
Number Of Buildings	10



Attractive 4.8 acre professional office park with Georgian style architecture in a lush green campus setting. The property is beautifully landscaped with plenty of trees and open lawn areas to enjoy. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options. Located within Arlington's entertainment district with quick access to both Interstate 30, Highway 360 and approximately 15 minutes to Dallas Fort Worth International Airport.

- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Individual Climate Control
- Local and Responsive Management
- Great Access to I-30 and Highway 360
- In close proximity to major retailers, restaurants, and hotels
- Minutes from Dallas/Fort Worth International Airport
- Centrally located between Dallas and Fort Worth Central Business Districts

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1 | PROPERTY INFORMATION

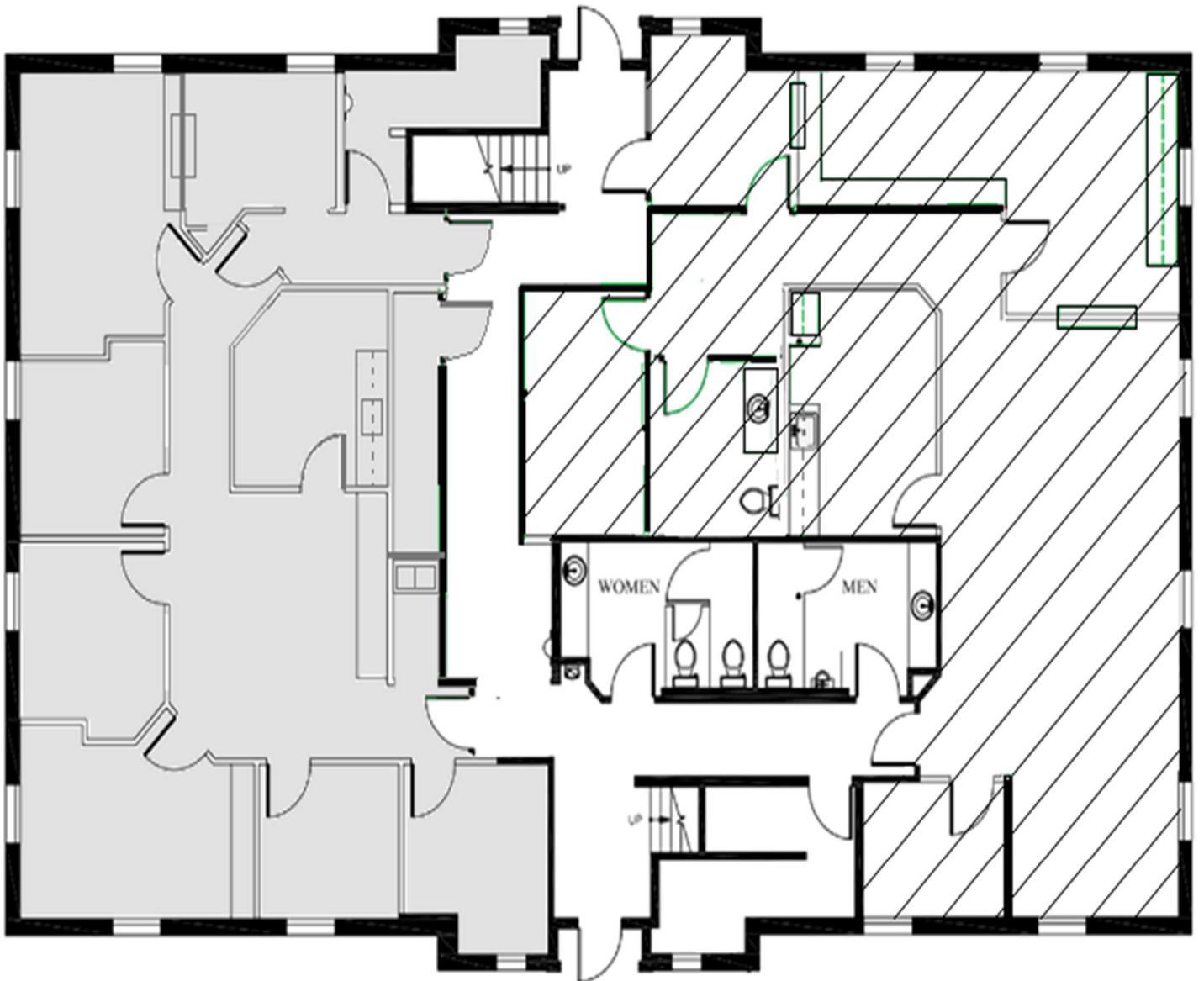
ADDITIONAL PHOTOS



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FLOOR PLAN – FIRST FLOOR



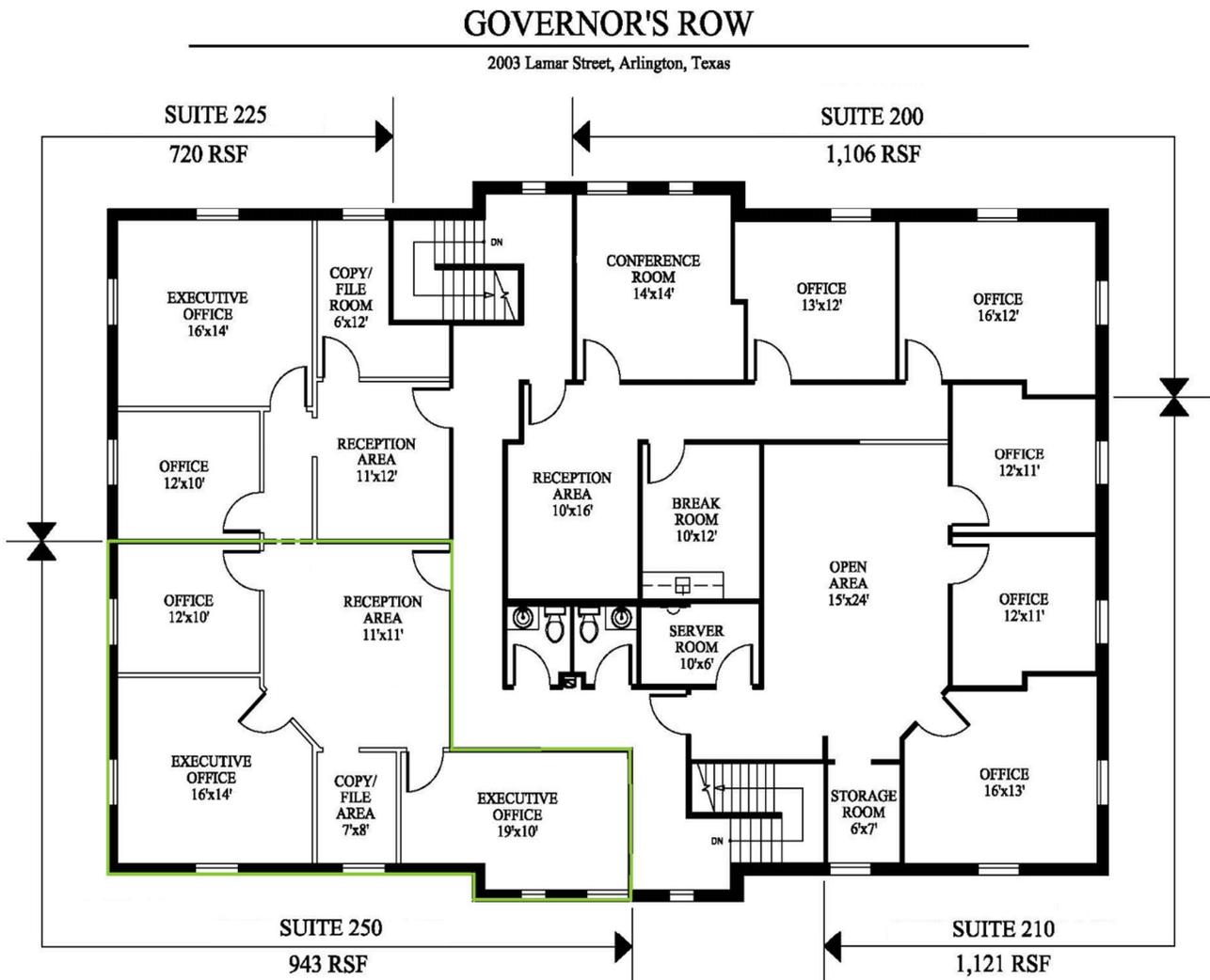
Available

Coming Available

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FLOOR PLAN – SECOND FLOOR



— EXISTING WALLS TO REMAIN
= NEW WALLS

2ND FLOOR

Scale: 3/32"=1'-0"

All dimensions and square footages are approximate.

September 13, 2012

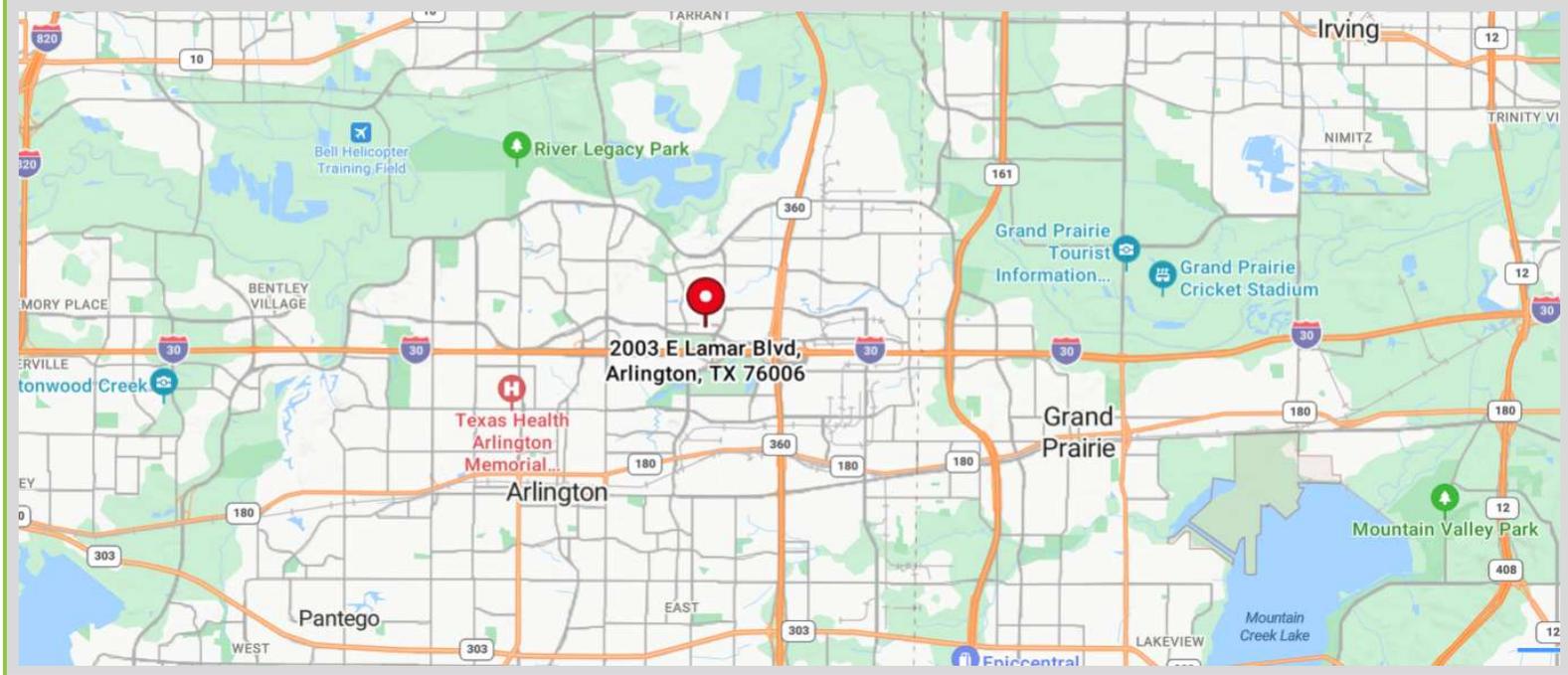
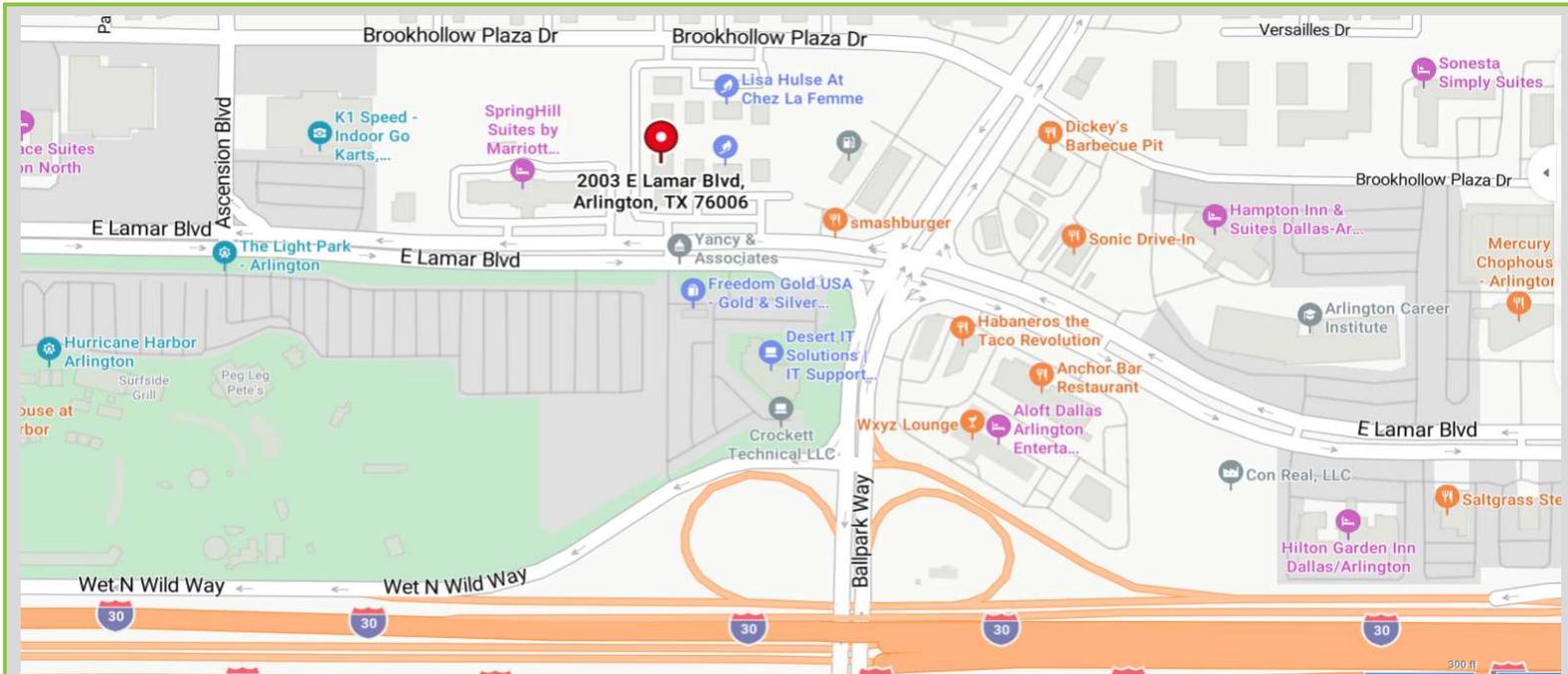


THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

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LOCATION MAPS



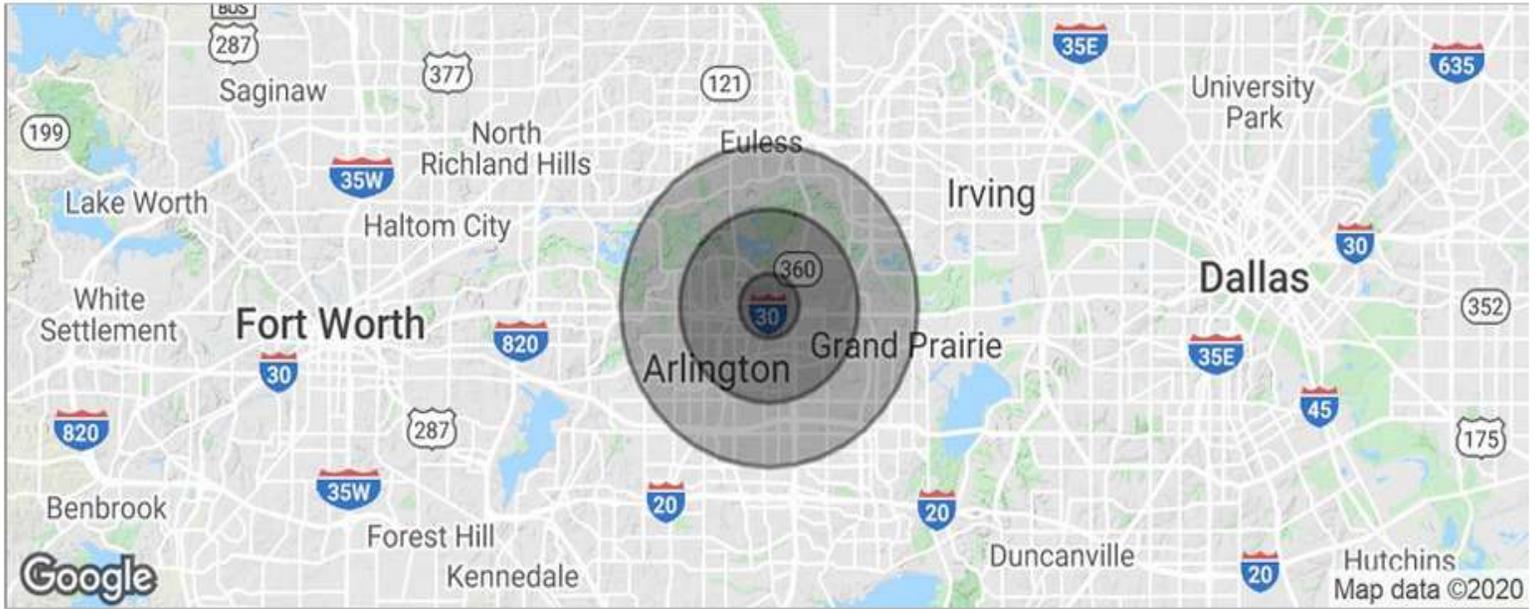
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LOCATION MAPS - AERIAL



DEMOGRAPHIC – 1, 3, 5 Mile MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population 2024	14,686	111,543	273,586
2029 Population Projection	15,439	117,829	286,963
Annual Growth 2024-2029	1%	1.1%	1%
Median age	35.5	33.3	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households 2024	7,423	46,461	105,369
# of persons per HH	1.9	2.3	2.5
Average HH income	\$69,148	\$74,911	\$71,869
Average house value	\$231,980	\$263,157	\$236,473

* Demographic data obtained from CoStar



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DEMOGRAPHIC – 1 MILE

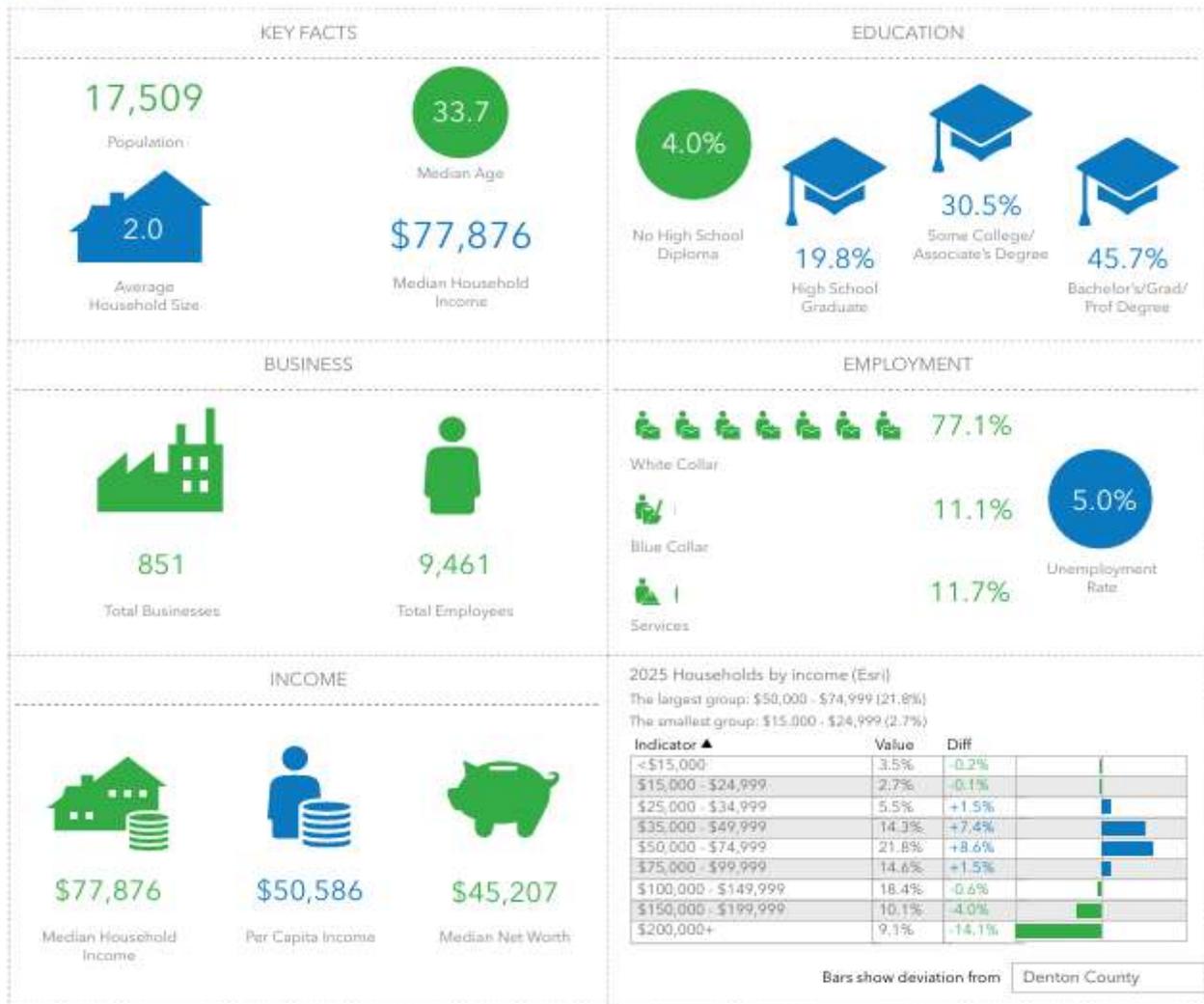
Key Facts

2565 Macarthur Blvd, Lewisville, Texas, 75067 (1 mile)
 2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 1 mile

Prepared by Esri
 Latitude: 33.00155
 Longitude: -96.97613

Key Facts

2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 1 mile



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DEMOGRAPHIC – 3 MILE

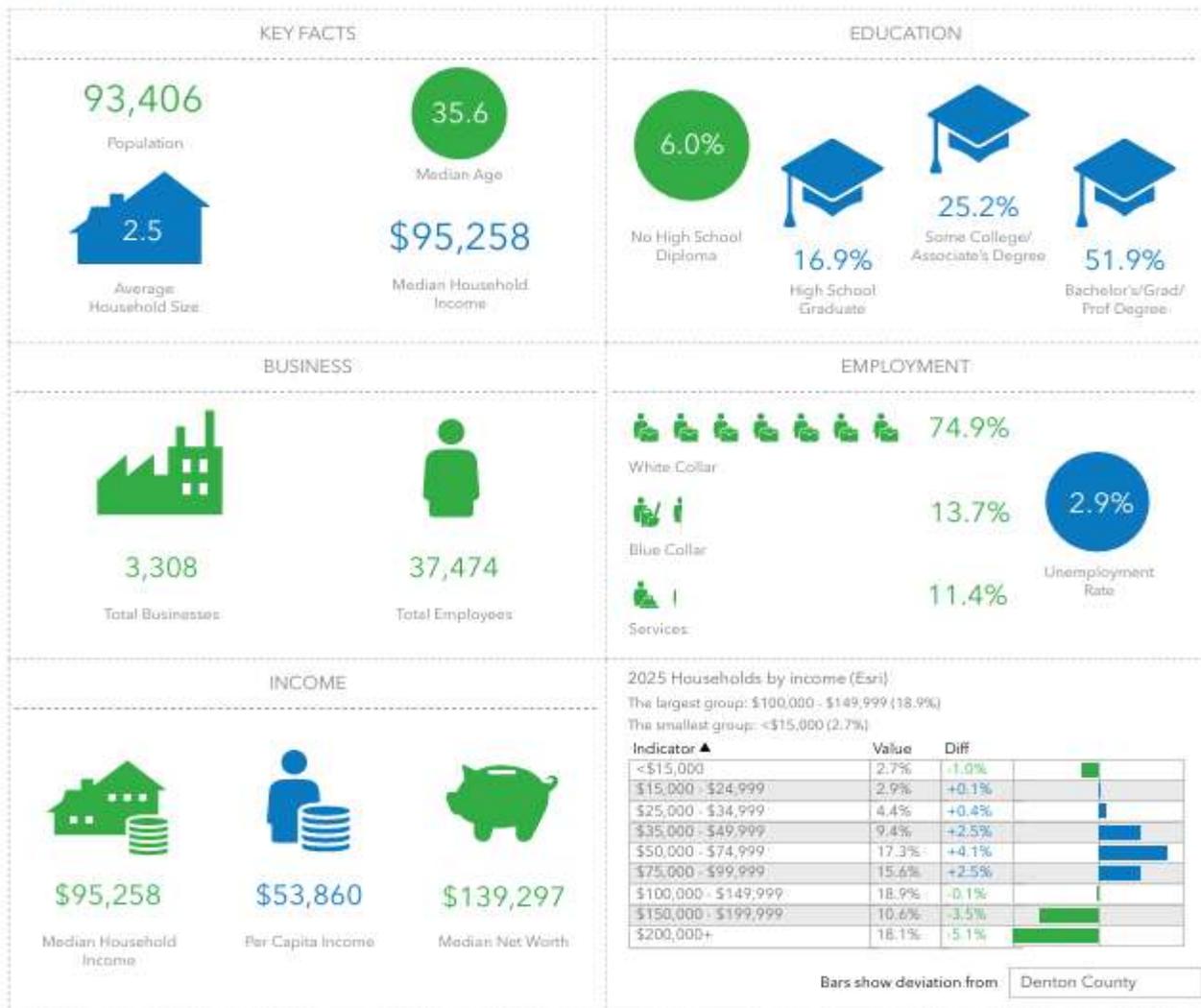
Key Facts

2565 Macarthur Blvd, Lewisville, Texas, 75067 (3 miles)
 2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 3 miles

Prepared by Esri
 Latitude: 33.00185
 Longitude: -96.97613

Key Facts

2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 3 miles



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DEMOGRAPHIC - 5 Mile

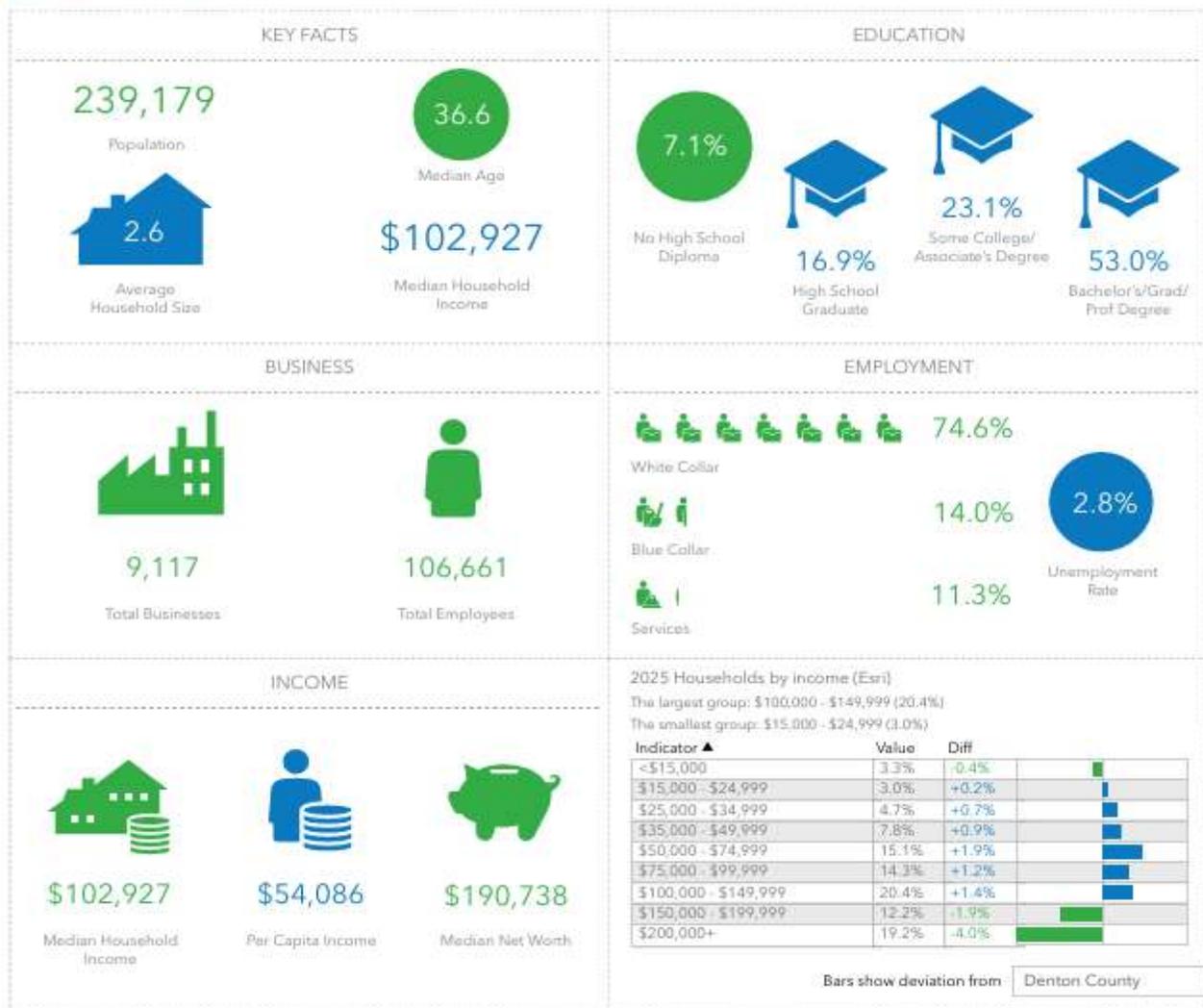
Key Facts

2565 Macarthur Blvd, Lewisville, Texas, 75067 (5 miles)
 2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 5 miles

Prepared by Esri
 Latitude: 33.00155
 Longitude: -96.97613

Key Facts

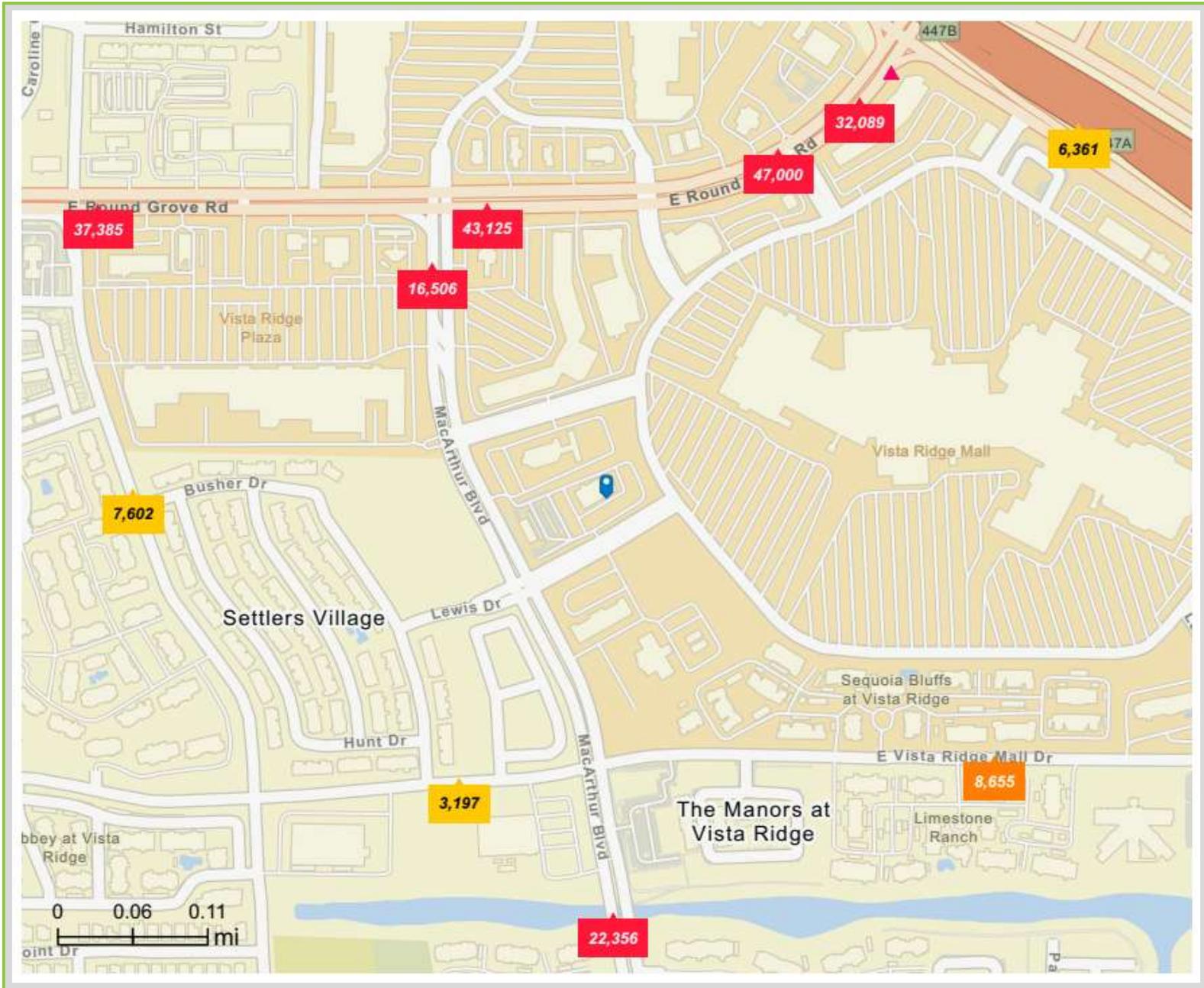
2565 Macarthur Blvd, Lewisville, Texas, 75067
 Ring of 5 miles



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TRAFFIC COUNTS



Source: Traffic Counts (2025)

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