



- Vacant medical office space - sustained significant copper theft - will need new wiring and HVAC and some interior buildout to completely restore and will be responsibility of buyer. Price is reflective of work required to complete.
- 5,670 sf - Contiguous as one space - originally designed as divisible into two spaces

2,573 sf - facing Nathan Lowe - divided into offices, conference room

3,097 sf - side facing - has larger open area, 3 restrooms (2 with showers).

Each space had separate 400 amp power, before stripped, and restrooms and can easily be one space or two without a common area.

- 28 parking spaces (4.94/1000 ratio) exceeds parking required by Arlington for medical, office and retail uses

Zoning CC - Community Commercial

**Traffic counts** 2,878 vpd on Nathan Lowe  
visible to over 35,000 vpd on Matlock Rd.

Demographics	1 mile	3 miles
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Population	21,388	115,743
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Median HH Income	\$65,033	\$75,360
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For Sale \$1,100,000 (\$194/sf)

For Lease: Negotiable



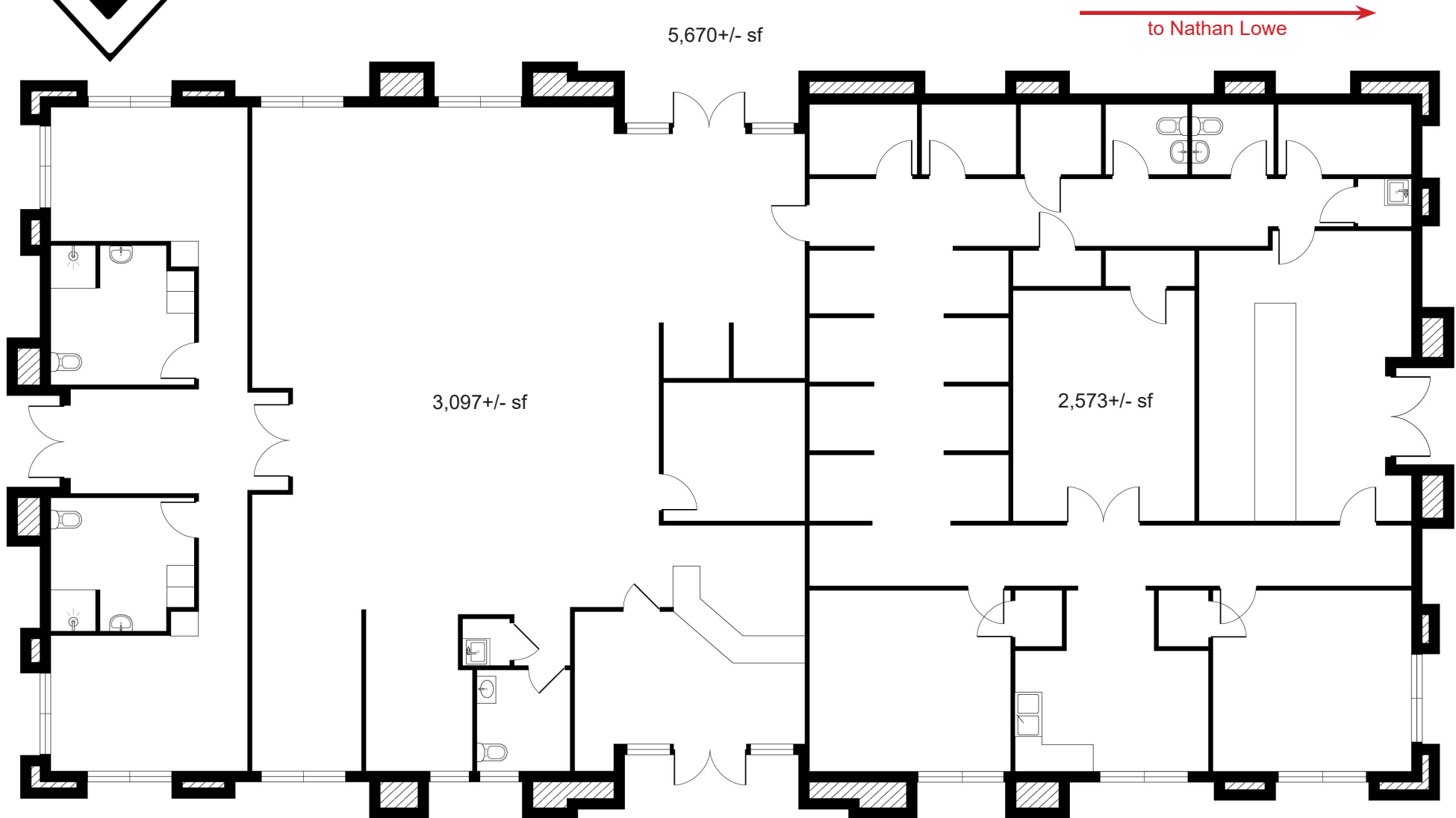
## Brian Scott, CCIM

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# 5,670 sf Office / Medical Office

720 W Nathan Lowe | Arlington, TX



Floor plan is for illustration purposes only and not to scale

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Prior to copper theft, these were the finishes in 2,573 sf space which is contiguous with remainder of building



Cubicle spaces removed, flooring removed throughout



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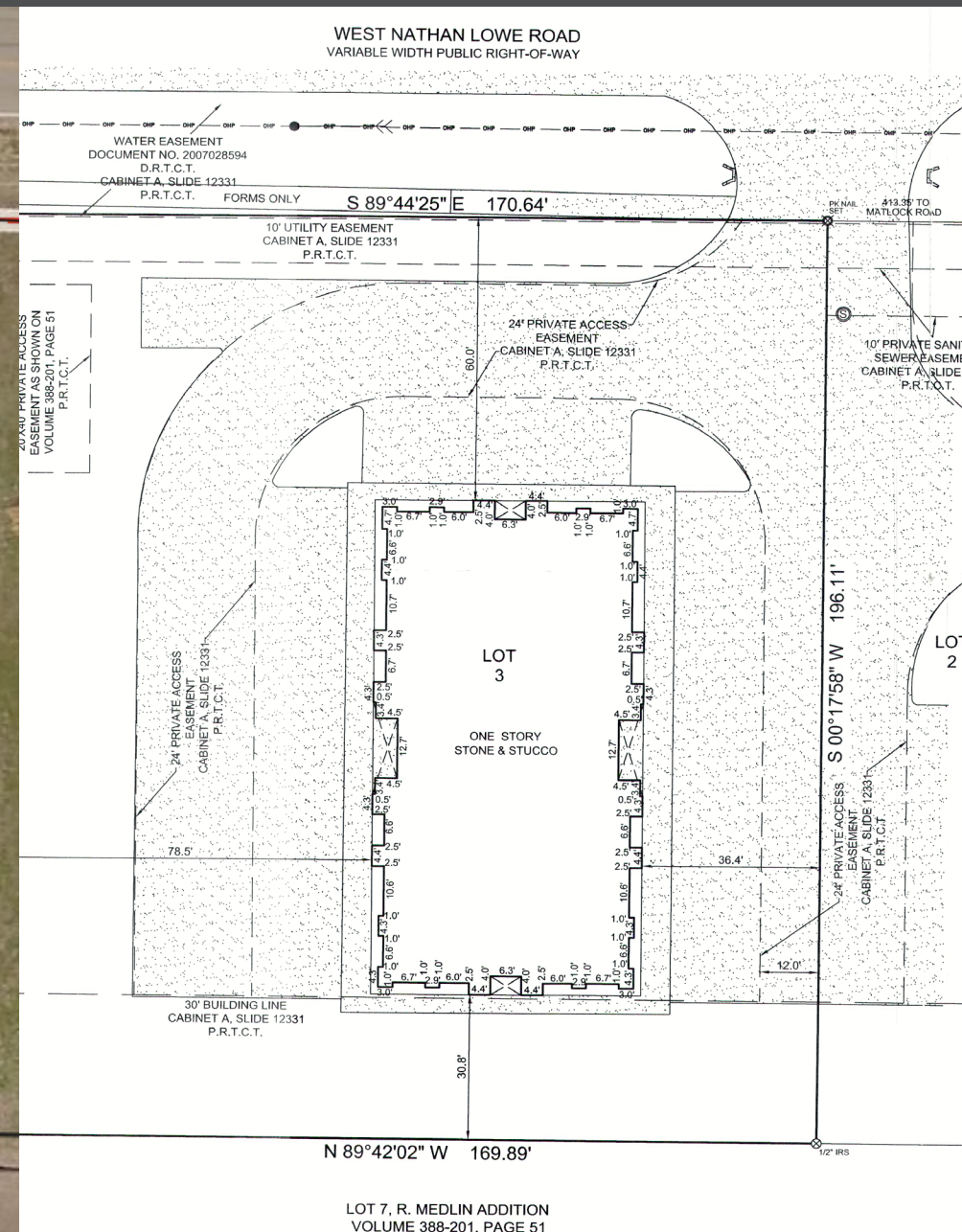
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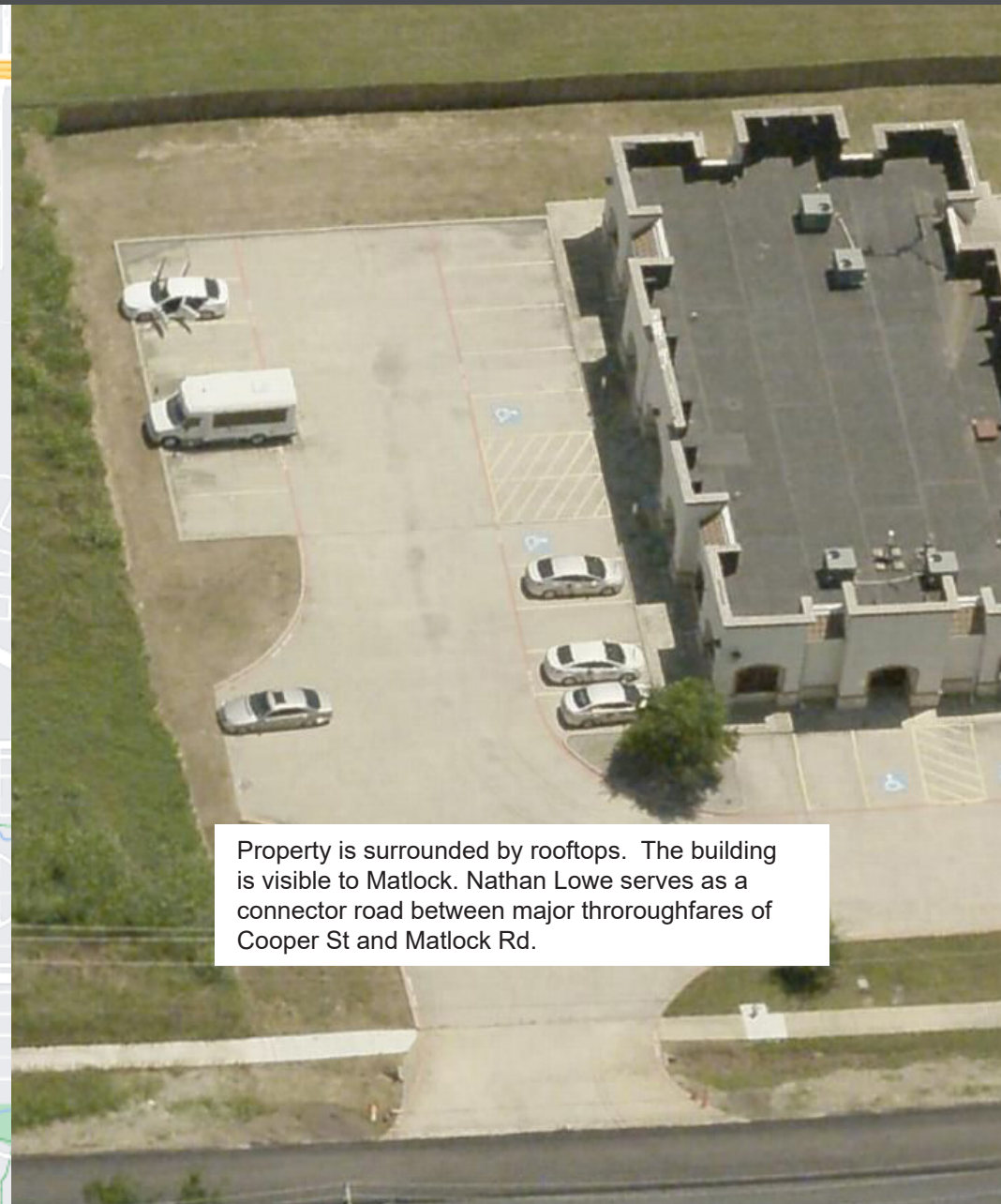
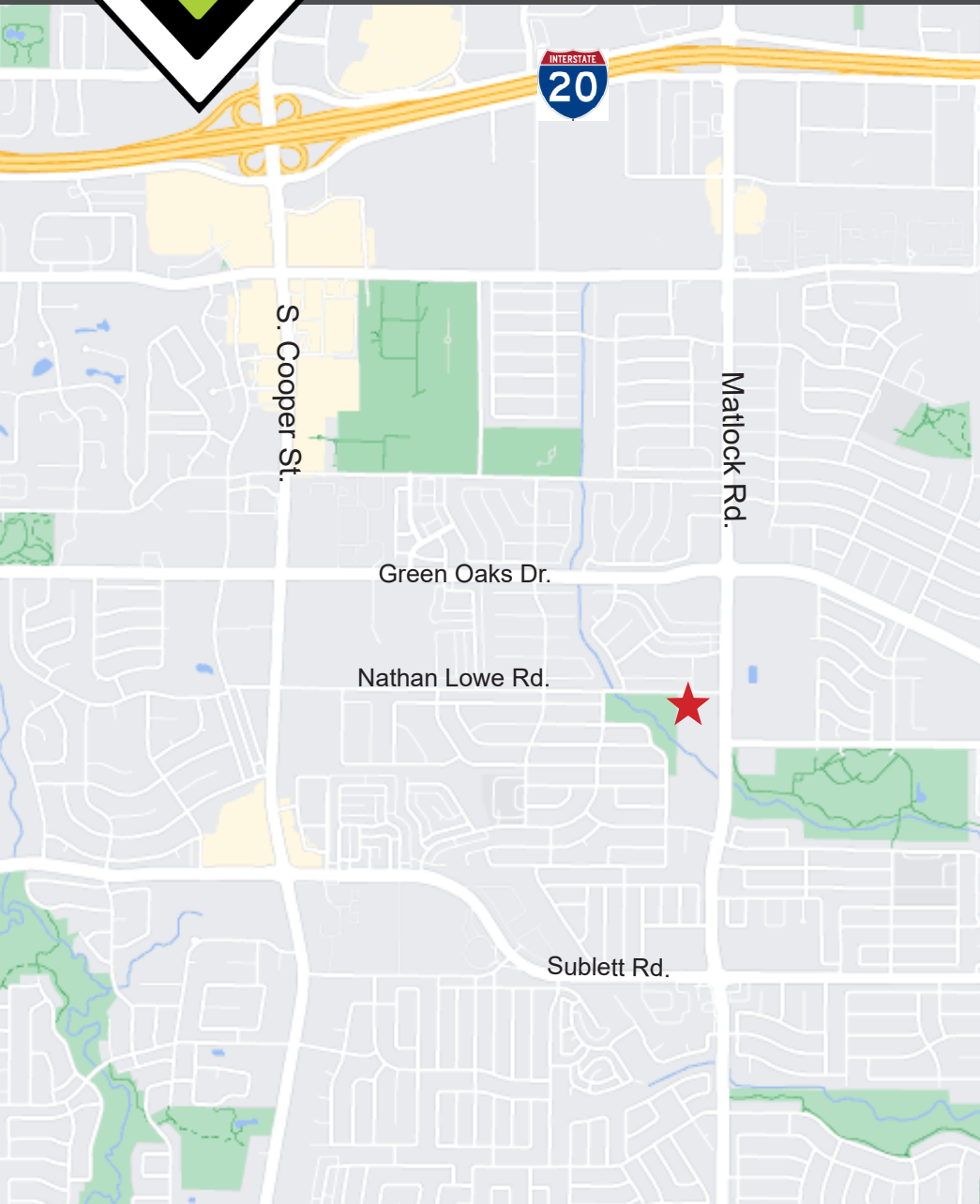
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Property is surrounded by rooftops. The building is visible to Matlock. Nathan Lowe serves as a connector road between major thoroughfares of Cooper St and Matlock Rd.

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Brian Scott, CCIM, is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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