

Office Space Along I-20

1,465 SF | FOR LEASE



2170 W I-20, ARLINGTON, TX 76017 | CONTACT BROKER

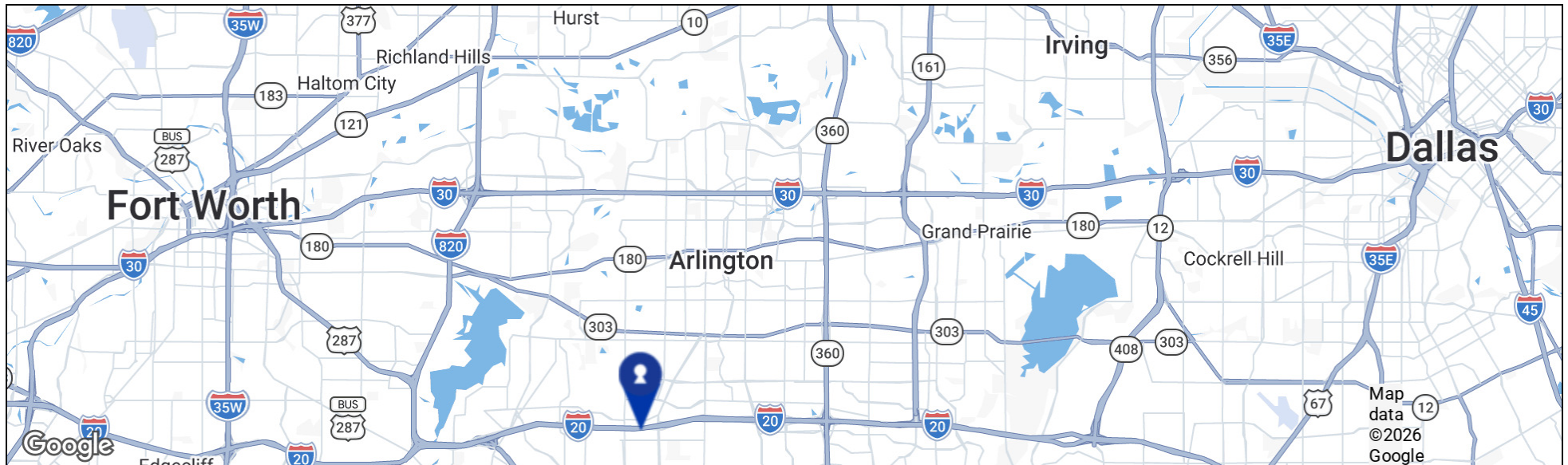
Colleen Lefebvre

Director

Jeff Marek

Vice President/Associate Broker

For Lease – 2170 W I-20, Arlington, TX 76017



PROPERTY DESCRIPTION

Discover a prime commercial leasing opportunity at this distinctive property in Arlington, TX. Boasting a modern design and flexible floor plans, the property offers a versatile space tailored to meet the needs of any business. With ample parking and excellent visibility from I-20, this location provides convenience and exposure for tenants. The property features professional landscaping, well-maintained common areas, and state-of-the-art facilities to enhance the tenant experience. Inside, tenants will find customizable office spaces and modern amenities that foster productivity and comfort. This property presents an exceptional opportunity for businesses seeking a well-appointed, professional space in a prominent Arlington location.

PROPERTY HIGHLIGHTS

- Tremendous office location directly off I-20 with great visibility
- Attractive office with shared break room
- Includes 1 covered parking space
- Ample restaurants and retail within a mile radius
- Monument signage available

OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	1
Available SF:	1,465 SF
Building Size:	1,465 SF

SPACES	LEASE RATE	SPACE SIZE
120	Contact Broker	1,465 SF

Colleen Lefebvre

Director

Jeff Marek

Vice President/Associate Broker

2



For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre

Director

Jeff Marek

Vice President/Associate Broker

For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre

Director

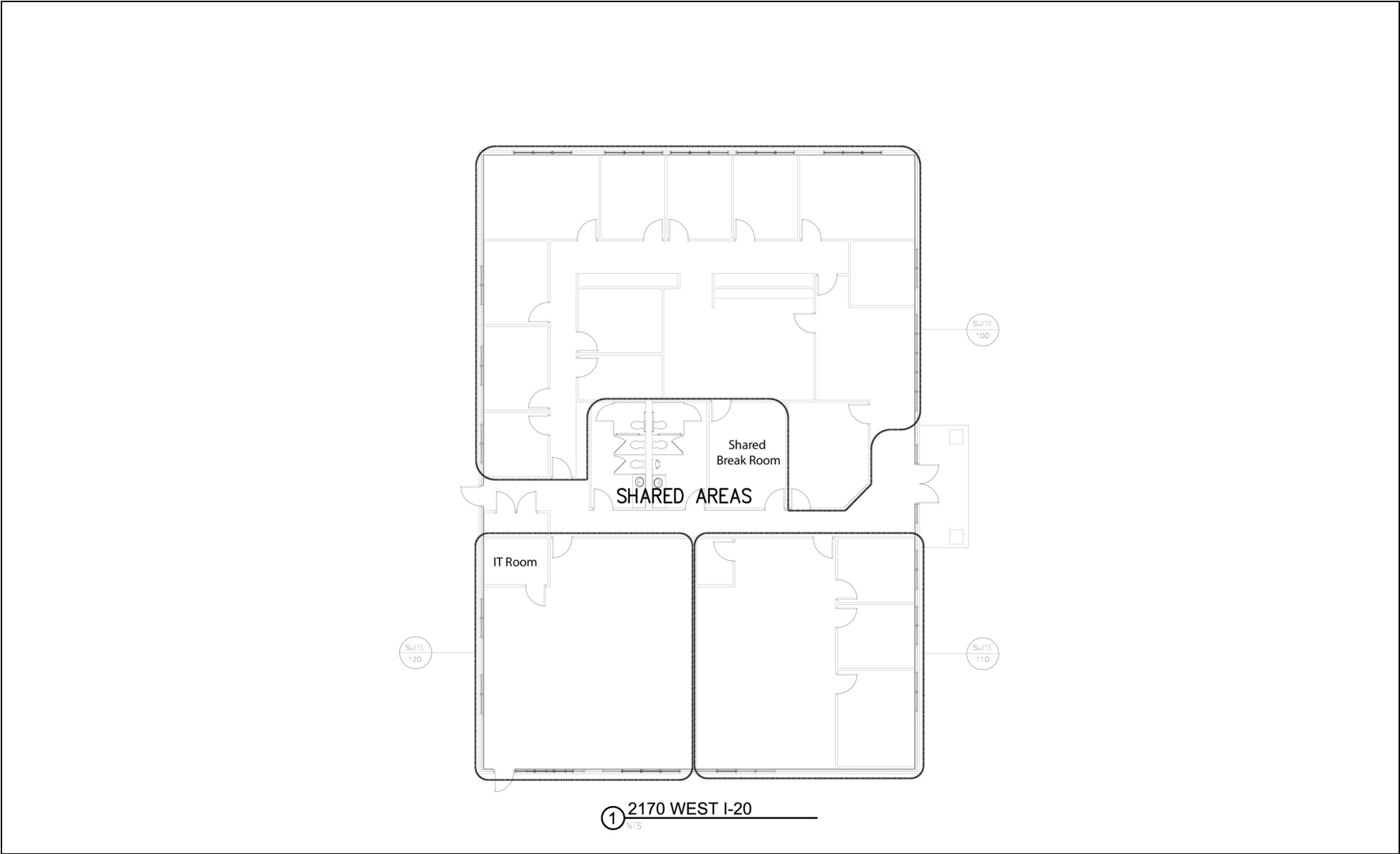
Jeff Marek

Vice President/Associate Broker

4



For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre
Director

Jeff Marek
Vice President/Associate Broker



For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre
Director

Jeff Marek
Vice President/Associate Broker

6



For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre
Director

Jeff Marek
Vice President/Associate Broker

7



For Lease – 2170 W I-20, Arlington, TX 76017



Colleen Lefebvre
Director

Jeff Marek
Vice President/Associate Broker

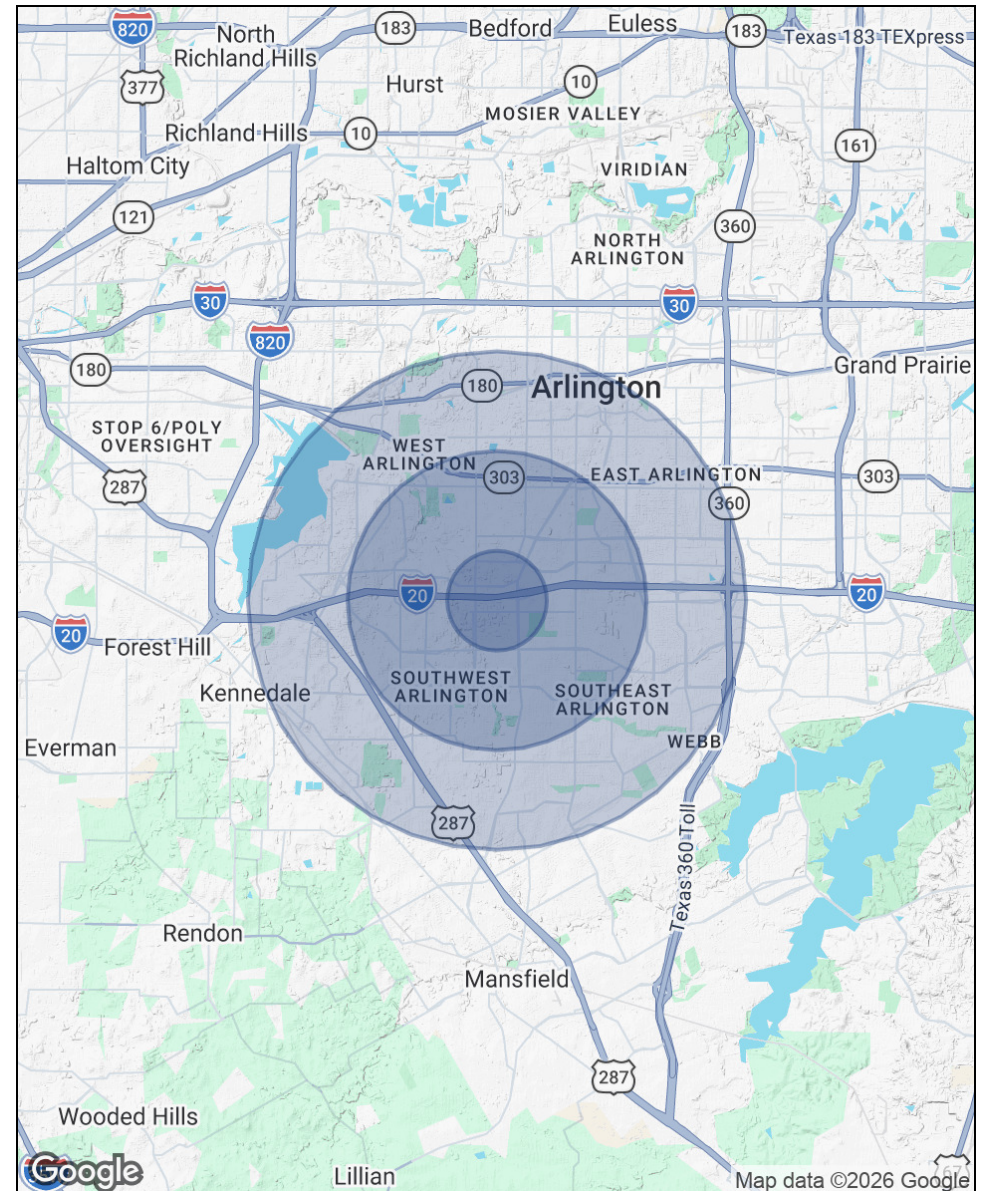
For Lease – 2170 W I-20, Arlington, TX 76017

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,431	112,750	314,481
Average Age	44	40	38
Average Age (Male)	43	38	37
Average Age (Female)	45	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,992	41,098	109,607
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$128,291	\$106,265	\$98,296
Average House Value	\$361,064	\$321,111	\$303,405

Demographics data derived from AlphaMap

TRAFFIC COUNTS	VPD
I-20	100,000



Colleen Lefebvre
Director

Jeff Marek
Vice President/Associate Broker



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
------------------------------	---------	---------------------------	--------------

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Trenton Price

0652029

info@visioncommercial.com

817-803-3287

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials

Date