

WESTGATE PLAZA



Work Hard, Play Hard. Where Business Gets Done

Increase the visibility of your business. The Arlington Entertainment District is located one block west of Westgate Plaza's 10+ Acre Business Park. The Texas Rangers and The Dallas Cowboys' Stadiums as well as Texas Live!, are within a short walk of your new office or warehouse. Schedule your tour TODAY!



Globe Life Field & AT&T Stadiums

Visit the Restaurants at Texas Live!

OFFICE Full Service Office Space

FLEX SPACE Office Warehouse Space

WAREHOUSE Warehouse Space

Complimentary Services
Office Warehouse Layout Design

Location - Location - Location

Map showing Westgate Plaza location in Arlington, Texas, near Interstate 30 and Six Flags Over Texas. The map highlights the area around Westgate Plaza, including AT&T Stadium, Texas Live!, and Globe Life Field. A woman is pointing to the location on the map.



www.jwmgmt.com

Visit our property to learn more about Westgate Plaza

WESTGATE PLAZA



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Clean & Bright Spaces | Layout Design | Floor-to-Ceiling Windows
Onsite Leasing & Maintenance | Beautiful Landscaped Grounds



Don't miss this **OPPORTUNITY** for a **PRIME LOCATION.** Contact us **TODAY** for **AVAILABLE SUITES!**

WESTGATE PLAZA

JW Management



Commercial Property
Management

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The View from Westgate Plaza



Class A Finish Outs

The Westgate Plaza location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and invested over \$2,500,000.00 so far over the last 5 years in property improvements. Our 2024 maintenance & property beautification programs are fully budgeted.

The finish outs include high-end Timely prefinished metal frames with solid core birch finish doors. The ceilings are 2' x 2' reveal edge tiles. LED energy-efficient motion-activated lighting throughout the offices. High-end replaceable carpet tiles are used. Breakroom high-end cabinetry products feature soft-close hinges and dovetail drawers with quartz countertops, under-mount stainless steel sinks, and delta faucets with integrated pull-down spray handles. Optional upgrades are available.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-39 insulation value. The well-lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

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