



2201 E. LAMAR BOULEVARD | ARLINGTON, TX 76006

## BUILDING FACTS

- RBA: 114,421 sf / 2 stories / built in 1999
- Typical floor: 57,181 SF
- 7.0/1,000 surface parking & gated underground parking
- Excellent ingress/egress in the heart of the DFW metroplex
- Outstanding walkable restaurants and shopping
- Building signage available
- Minutes from dallas cowboys at&t stadium, texas rangers globe life park, six flags over texas & texas live!
- Strong, new ownership & management team
- Spec suite program



# Arbors at Brookhollow



**Year Built:** 1999

**Ownership:** Yacht Harbor Professionals

**Building Size:** 114,421 SF; 2 Stories

**Expenses:** Base Year Expense Stop - 2019 expenses are estimated to \$7.94/RSF (exclusive of electricity, which is estimated to be \$1.87/RSF)

**Building Hours:**

Monday through Friday from 6:00 am - 6:00 pm  
Saturday from 8:00 am - 1:00 pm

**Amenities:** Ideal Mid-Cities location, prominent signage opportunity; excellent access to Highway 360/I30 Interchange; close proximity to many hotels, restaurants and DFW Airport; adjacent to Dallas Cowboys AT&T Stadium, the Texas Rangers Ballpark in Arlington, Six Flags over Texas, Texas LIVE! and the new Texas Rangers Globe Life Field.

**Common Area Factor:** 16.29% Multi-tenant

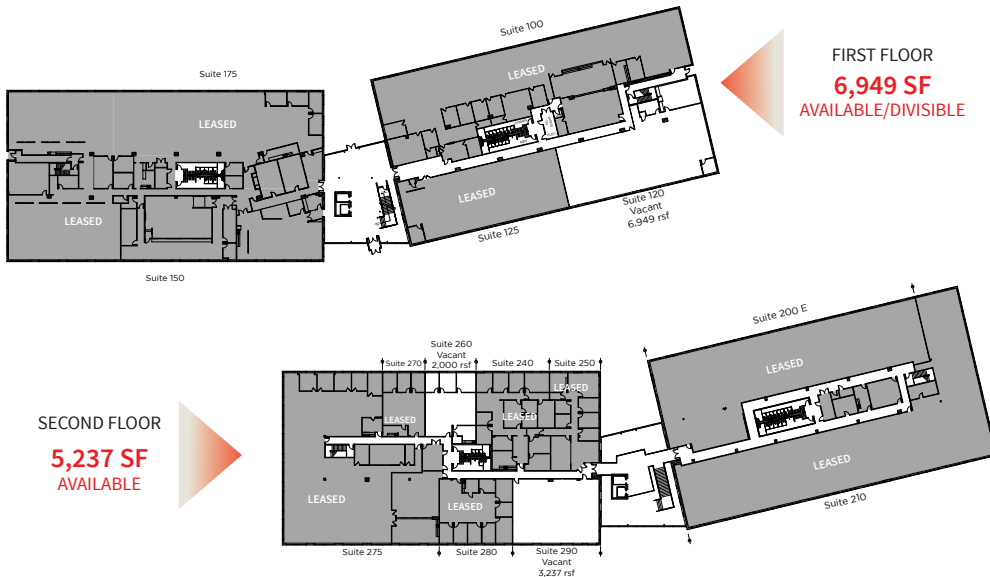
**Parking:** 7.0/1,000 Garage & Surface Parking

**Security:** On-site Courtesy Officer - Monday through Friday from 9:00 am to 6:00 pm

**Electrical Service:** 1500 kW transformer, single fed power, one-way feed

**Generator:** 750 kVA/kW Energy Dynamics (3 phase); 4160 Volts; 130.1 Amps; 1,360 gallon fuel tank, 110% dike; 150 kVA Mitsubishi UPS 9700-series

**Fiber:** AT&T; located at east and west points of entry



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