



 **JLL** SEE A BRIGHTER WAY

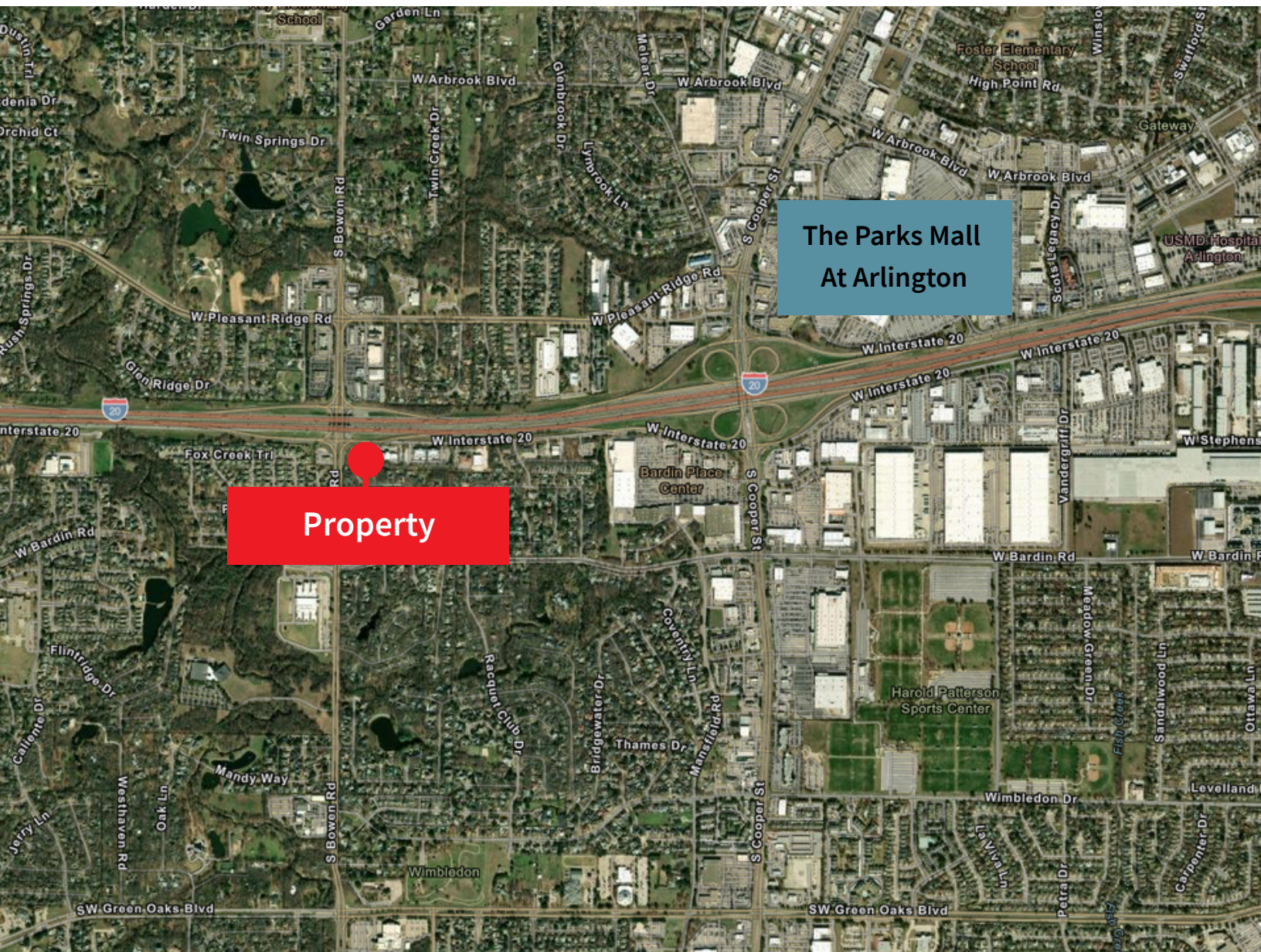
Office Available

2446 W I-20
Arlington, TX 76017

About the Property

- 7,359 SF Building
- **4,805 SF available for lease**
- 3,385 SF Ground Floor
- 1,420 SF 2nd Floor
- Shared kitchen and common area
- Multiple demising options considered (see site plan)
- 0.54 AC
- 25 Parking Spaces with ability to expand
- Excellent visibility at the Intersection of S Bowen Rd & W I-20
- Monument Signage
- 2 Stories
- 17 private offices
- **Lease Rate: \$24.00/sf + E**





**The Parks Mall
At Arlington**

Property

Overview

- Easy access to I-20, in addition to Bowen Rd and Cooper Rd, two major arteries through the city
- Less than 1 mile from The Parks Mall at Arlington with a wide variety of shopping and dining
- Excellent visibility along I-20
- Central location in DFW
- Short drive to Entertainment District (Globe Life Field, AT&T Stadium, Six Flags Over Texas)

<1

Mile to The Parks Mall At Arlington

187,966

Vehicles Per Day Along Interstate 20

~250

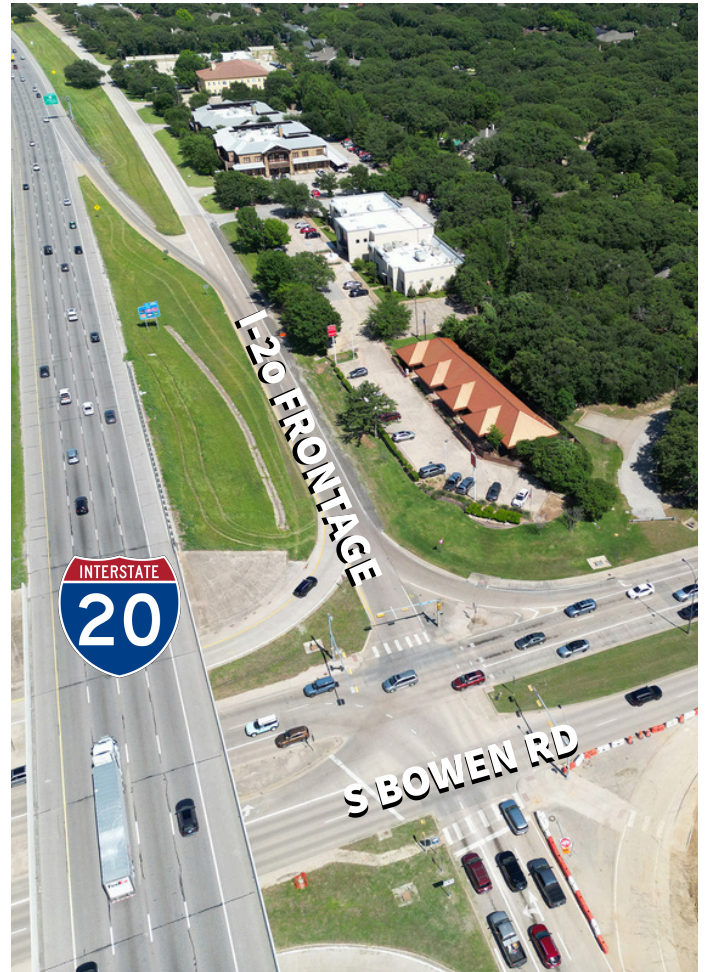
SF Frontage on Interstate 20 Frontage Rd

23

Minutes to DFW Airport

Demographics

Arlington, TX offers a strategic location in the Dallas-Fort Worth metroplex with convenient access to both major business centers via I-30 and I-20. The city's office market benefits from a diverse economic base including headquarters operations, professional services, and back-office functions drawn by relatively affordable real estate costs compared to Dallas and Fort Worth proper. Major employment anchors like GM Financial and the University of Texas at Arlington create steady demand for Class A and B office space, particularly in submarkets near the Entertainment District and along major highway corridors.



Demographics

Number of households

1-miles	3-miles	5-miles
2,983	42,570	107,067

Estimated population

1-miles	3-miles	5-miles
7,685	115,270	306,634

Avg Household Income

1-miles	3-miles	5-miles
\$129,969	\$107,014	\$101,908

Median Home Value

1-miles	3-miles	5-miles
\$362,206	\$322,611	\$322,394

Daily Traffic

I-20 W and Bowen Rd
29,943

Frontage

Interstate 20
Approx 250 ft

1st Floor

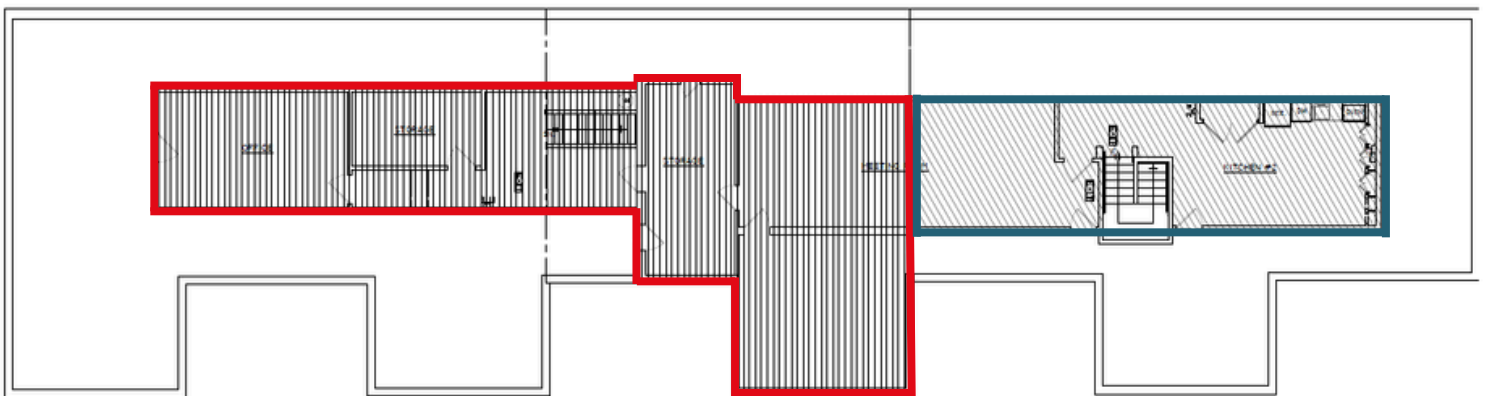


A = 2,075 SF

B = 1,310 SF

C = 1,916 SF

2nd Floor



B = 1,420 SF

C = 638 SF





About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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