

FOR LEASE ——— NEW OWNERSHIP

HIGHLIGHTS

- Eight Buildings Totaling 360,000 SF
- Industrial/Flex/Office Spaces Available Between 2,000-23,000 SF
- Capital Improvements Completed
- Dock High and Grade-Level Loading
- Property Management/Leasing Office – 320 Westway Pl., Suite 505
- Ample Parking Throughout the Park
- Close Proximity to Major Highways
- Close Proximity to Restaurants and Entertainment

AVAILABILITY

220 Westway Pl, Suite 150 – 16,329 SF

230 Westway Pl, Suite 101 – 19,242 SF

230 Westway Pl, Suite 111 – 23,097 SF

320 Westway Pl, Suite 547 – 2,844 SF

4330 Beltway Pl, Building 300 – 18,686 SF

4360 Beltway Pl, Suite 280 – 2,180 SF

4360 Beltway Pl, Suite 255 – 2,243 SF

4360 Beltway Pl, Suite 250 – 1,274 SF

4300 Beltway Pl, Suite 150 – 3,095 SF



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NEW OWNERSHIP:



Birtcher
Anderson & Davis

FOR LEASE

WESTWAY BUSINESS CENTER

ARLINGTON, TEXAS 76018



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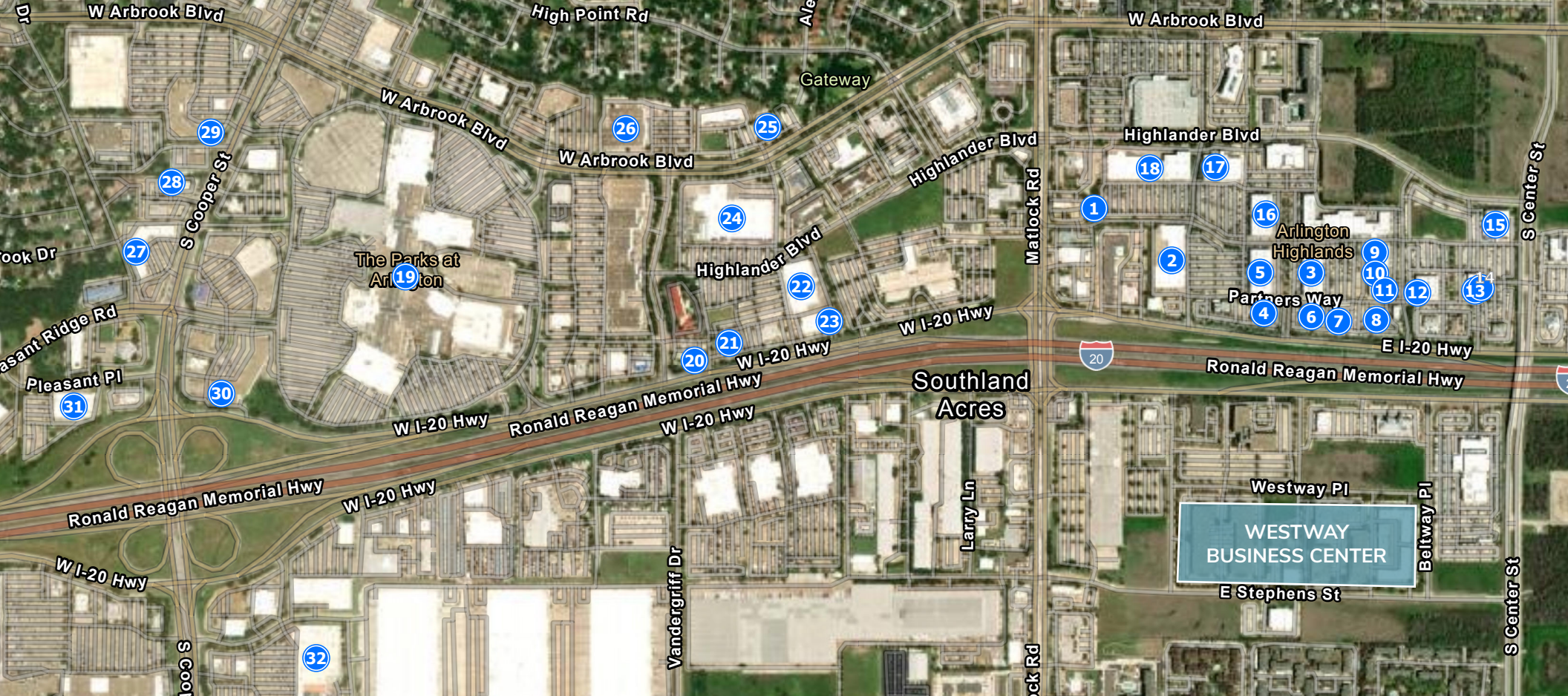
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1 India Grill

2 Bed Bath & Beyond

3 Old Navy

4 P.F Chang's

5 Freebirds World Burrito

6 Ethan Allen

7 Lazy Dog Restaurant & Bar

8 Mimi's Cafe

9 Torchy's Tacos

10 The Melting Pot

11 Genghis Grill

12 The Impossible Shop

13 Chuy's

14 Macs & Stacks

15 Dave & Buster's

16 Brighton

17 PetSmart

18 McAlister's Deli

19 The Parks Mall at Arlington

20 In-N-Out Burger

21 Saltgrass Steak House

22 Total Wine & More

23 Jason's Deli

24 Lowe's Home Improvement

25 Steak N' Shake

26 Academy Sports + Outdoors

27 Salata

28 Panera Bread

29 Chili's Grill & Bar

30 T.J. Mazz

31 Best Buy

32 Home Depot

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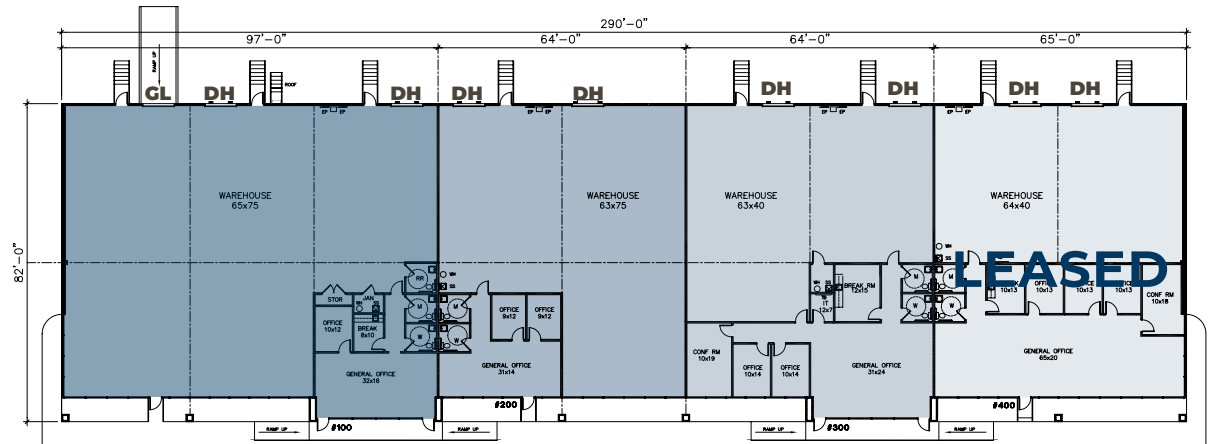


FOR LEASE

4330 Beltway Place, Building 3

ARLINGTON, TEXAS 76018

- 18,686 SF Available
- Three suites available
- Dock High Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



SUITE 100

- 7,966 SF Available
- 1,050 SF Office
- 6,916 SF Warehouse
- 14' Clear Height

SUITE 200

- 5,273 SF Available
- 869 SF Office
- 4,404 SF Warehouse
- 14' Clear Height

SUITE 300

- 5,447 SF Available
- 1,919 SF Office
- 3,528 SF Warehouse
- 14' Clear Height

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NEW OWNERSHIP:



FOR LEASE

220 Westway Place, Suite 150

ARLINGTON, TEXAS 76018

- 16,329 SF Available
- +/- 6,000 SF of Warehouse
- 3 Dock High Doors
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)
- Sprinklered 100%



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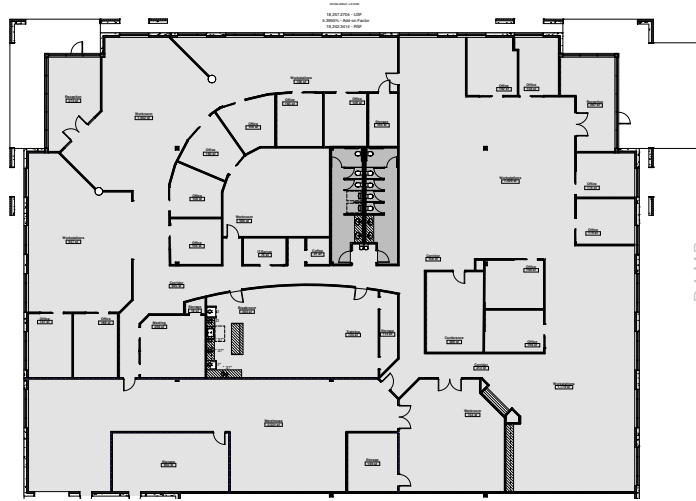
FOR LEASE

230 Westway Place, Suite 101

ARLINGTON, TEXAS 76018

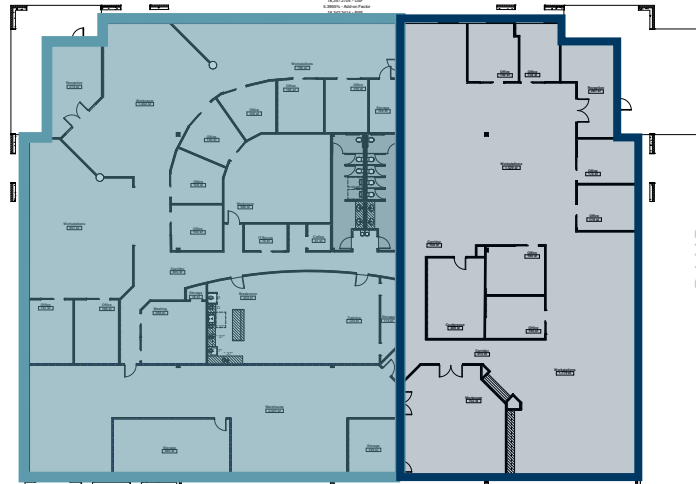
- 7,466 SF and 11,799 SF Spaces Available
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)
- 100% HVAC
- 100% Sprinklered
- End Cap Space

CURRENT PLAN:



- 16,242 SF Office
- 3,000 SF Warehouse
- Move-in Ready
- 1 Grade-level door

POTENTIAL DEMISING PLAN



- 11,799 SF
- Office - ±8,500 SF
- One Grade Level Door
- Move-in Ready
- 8 Private Offices
- 2 Conference Rooms
- Break Room with a Full Kitchen

- 7,466 SF Office
- Move-in Ready
- 5 Private Offices
- 1 Conference Room

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NEW OWNERSHIP:



FOR LEASE

230 Westway Place, Suite 111

ARLINGTON, TEXAS 76018

- 23,097 SF Available
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)
- Sprinklered 100%
- End Cap Space

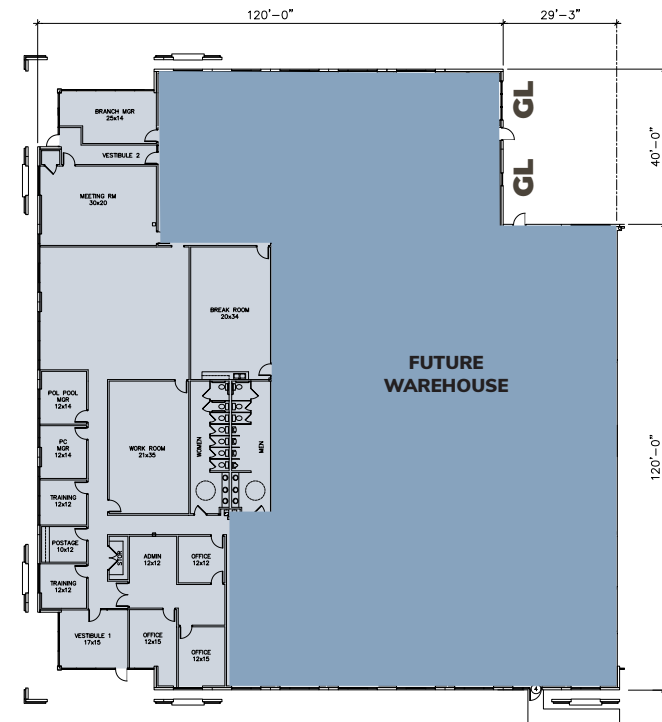
CURRENT PLAN:



- 100% Office
- Move-in Ready

- Future Warehouse - ± 16,000 SF
- Office - ± 7,000 SF
- 18' Clear Height
- Ability to add 2 Grade Level Doors

POTENTIAL DEMISING PLAN:



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NEW OWNERSHIP:



FOR LEASE

4360 Beltway Place, Suite 255

ARLINGTON, TEXAS 76018

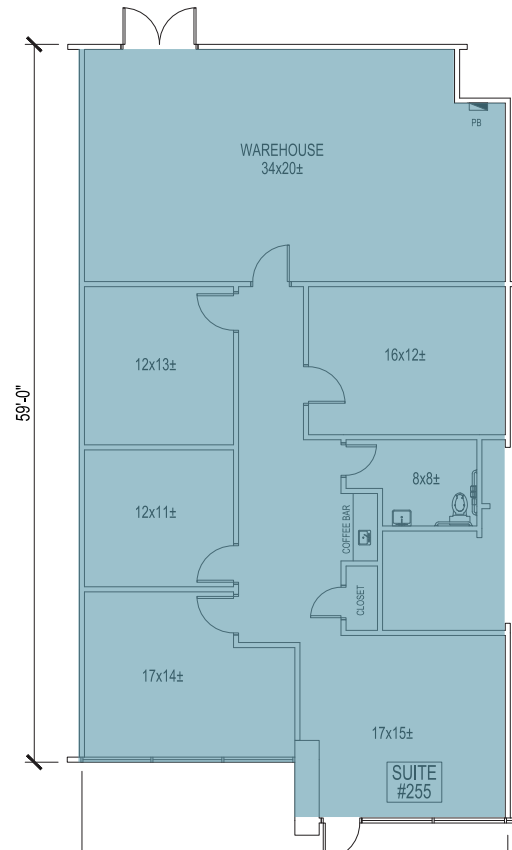
- 2,243 SF Available
- Double Door Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)

SEE VIRTUAL TOUR

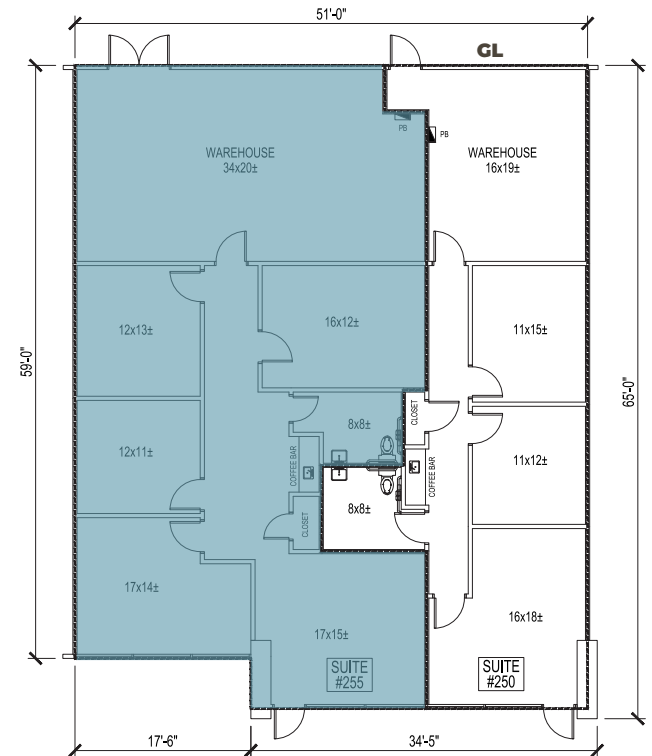
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SUITE 255



SUITE 250 and 255



NEW OWNERSHIP:



FOR LEASE

4360 Beltway Place, Suite 250

ARLINGTON, TEXAS 76018

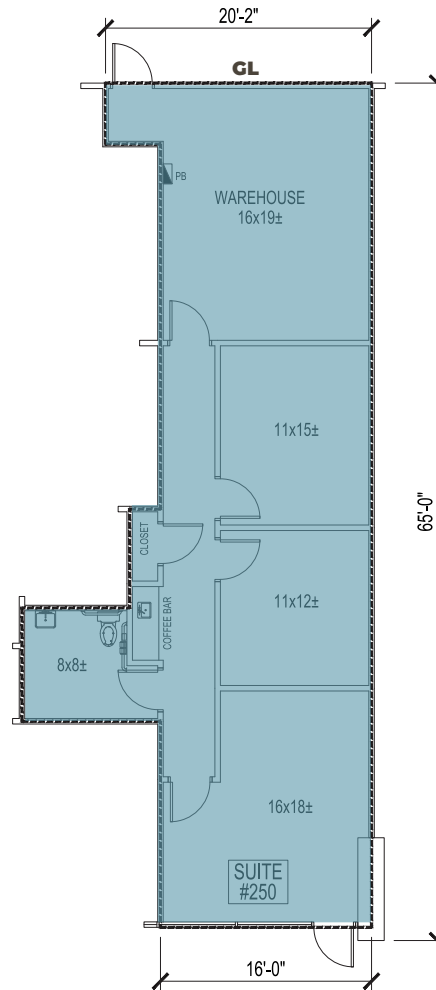
- 1,274 SF Available
- Grade-Level Loading
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)

SEE VIRTUAL TOUR

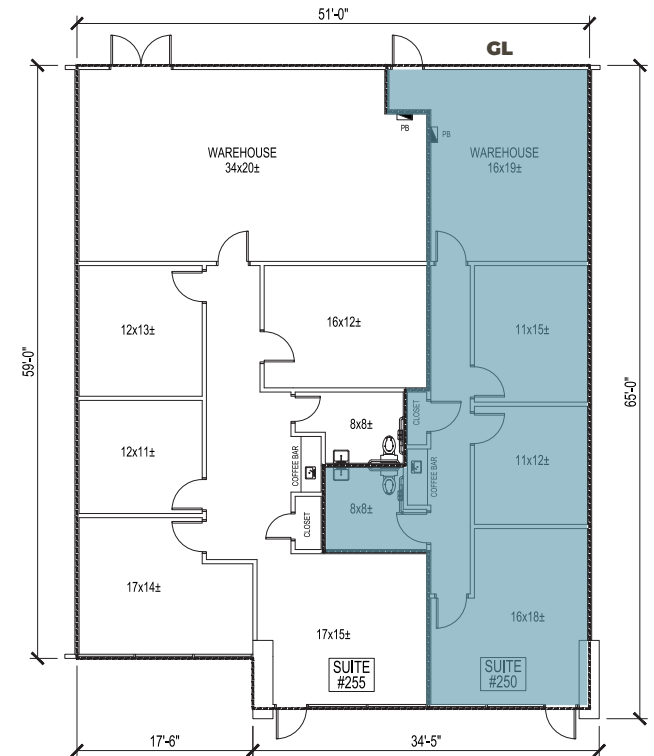
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SUITE 250



SUITE 250 and 255



NEW OWNERSHIP:



FOR LEASE

4360 Beltway Place, Suite 280

ARLINGTON, TEXAS 76018

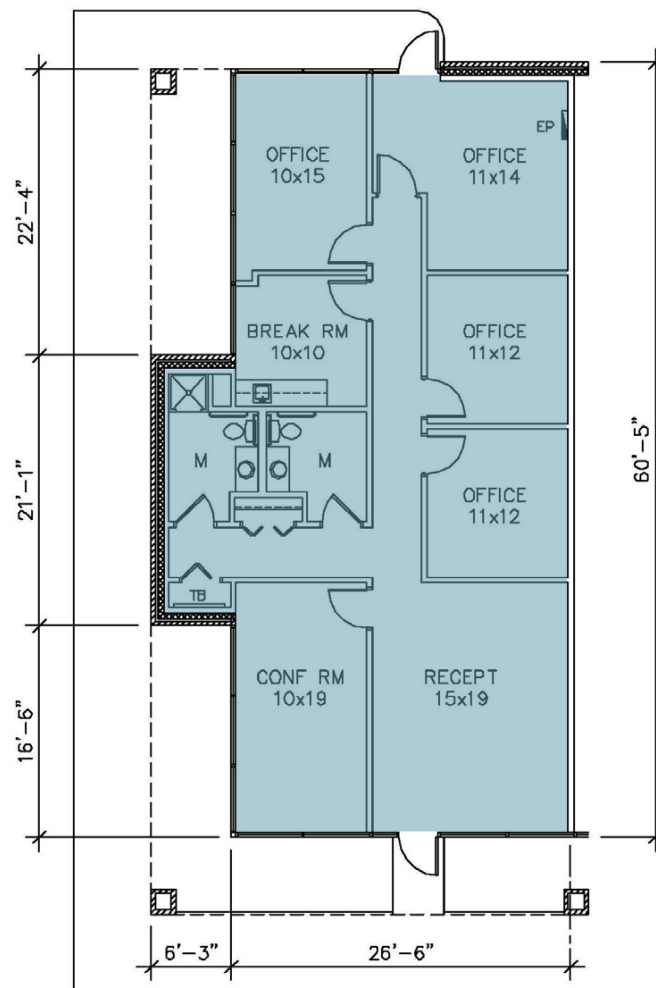
- 2,180 SF Available
- End-Cap Suite
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)

SEE VIRTUAL TOUR

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CURRENT PLAN:



- 100% Office
- Move-in Ready
- New paint, carpet & fixtures



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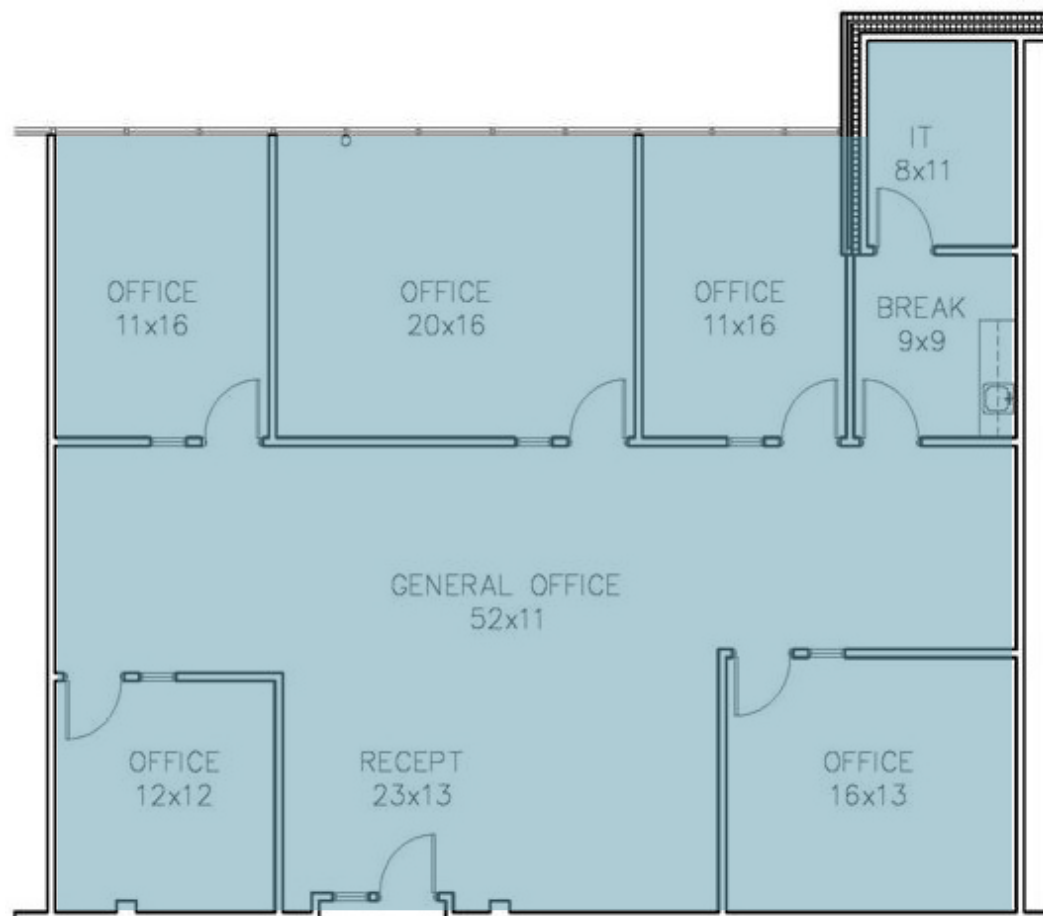


FOR LEASE

320 Westway Place, Suite 547

ARLINGTON, TEXAS 76018

- 2,844 SF Available
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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NEW OWNERSHIP:

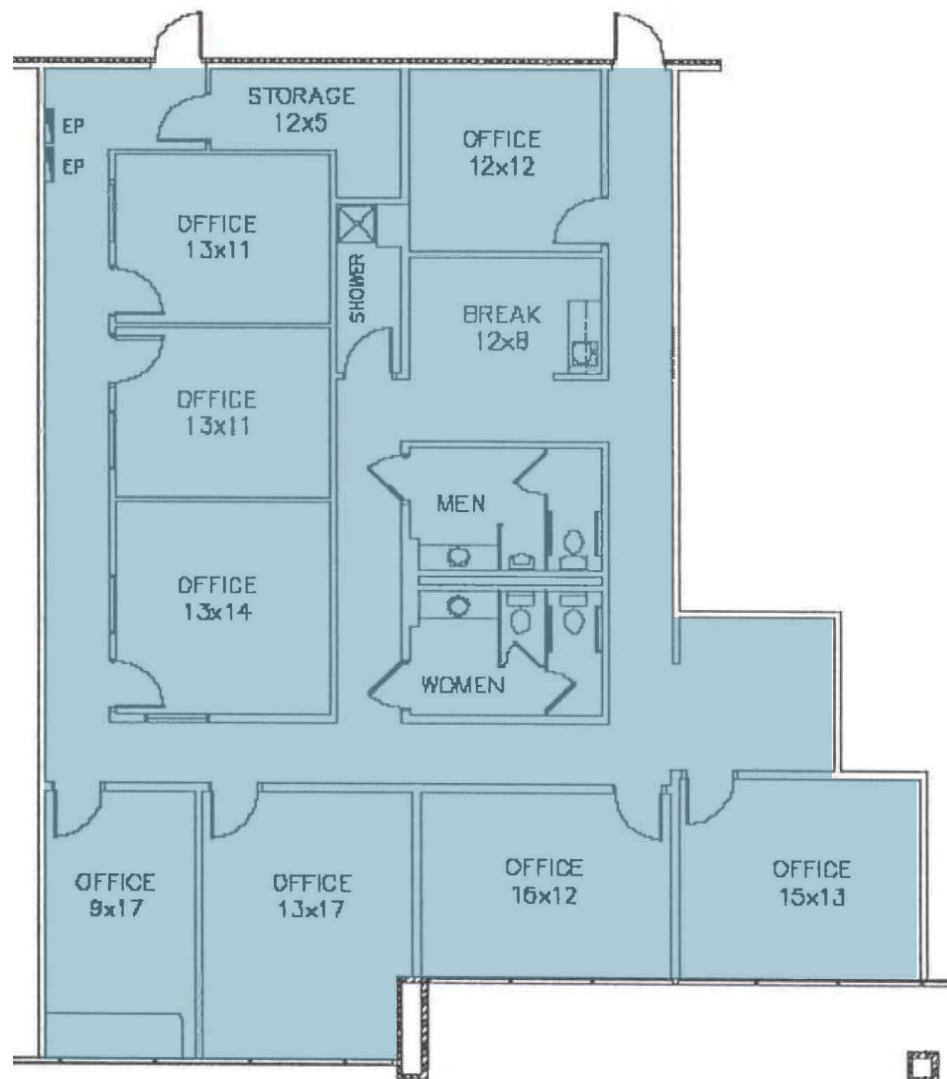


FOR LEASE

4300 Beltway Place, Suite 150

ARLINGTON, TEXAS 76018

- 3,095 SF Available
- Professionally Landscaped
- Professional Property Management
- Ample Parking
- Security Lighting
- Access to Major Thoroughfares (I-20)



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