

LEASE

Oakhollow Business Park- Office

2401 - 2415 AVENUE J

Arlington, TX 76006

PRESENTED BY:

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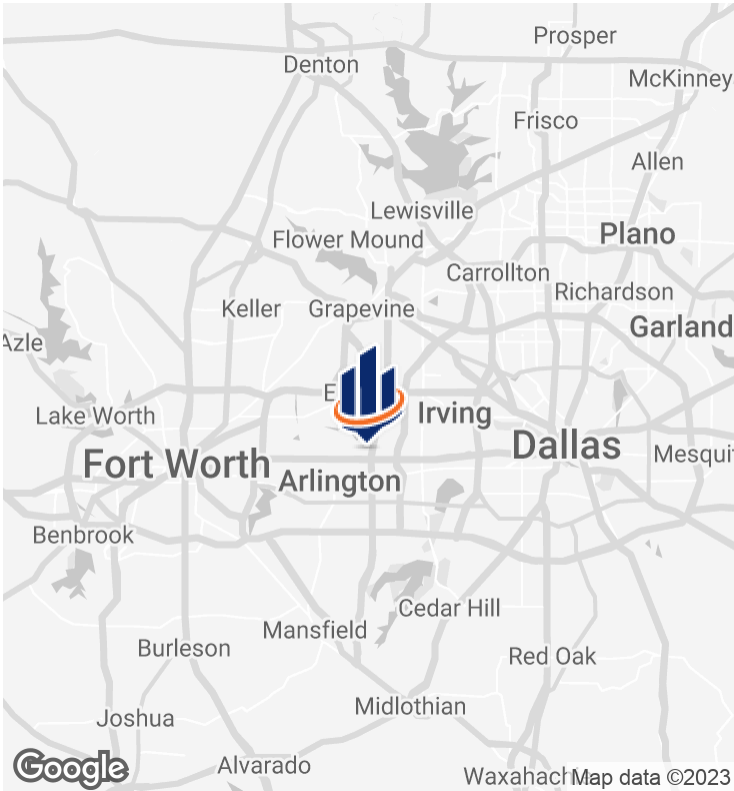
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - 22.00 SF/yr (Full Service; MG; Gross)
BUILDING SIZE:	83,655 SF
AVAILABLE SF:	402 - 7,732 SF
LOT SIZE:	5.53 Acres
YEAR BUILT:	1984
RENOVATED:	2020
ZONING:	F1
MARKET:	Mid Cities
VIDEO:	View Here

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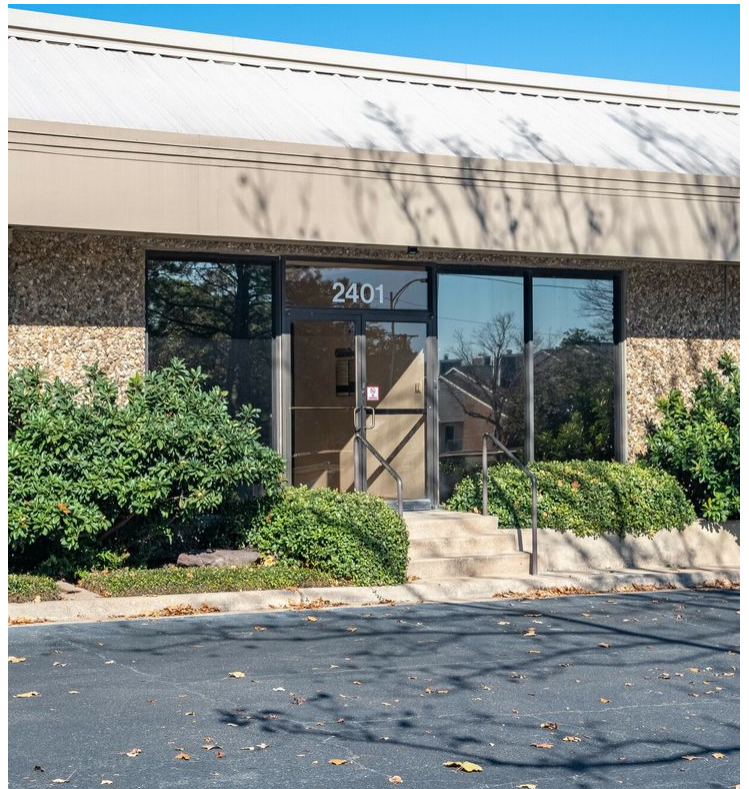
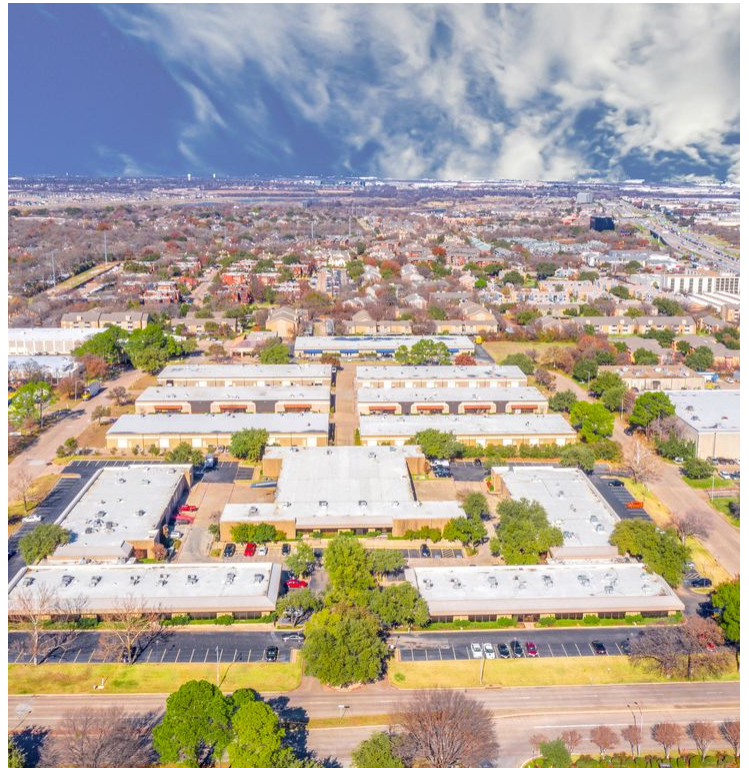
PROPERTY OVERVIEW

Recently remodeled with, solid core doors, modern floor covering, hand troweled walls, granite counter tops in restrooms, automatic urinals, new toilets and dividers. Exterior improvements include a white reflective roof, re-paved parking lot, newly painted walls, renovated landscaping and more.

PROPERTY HIGHLIGHTS

- On site Leasing office, management and Ownership.
- Locally owned and operated
- Pride of ownership reflected in quality of building
- Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way
- Extensive designer landscaping
- Card key access security
- Very competitive pricing
- High Speed Internet Available

ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	36 months
TOTAL SPACE:	402 - 7,732 SF	LEASE RATE:	\$18.00 - \$22.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2415 Ave. J Suite 110	Available	1,386 SF	Full Service	\$18.00 SF/yr	1,386 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 5 private offices, storage room and reception area.
2401 Avenue J. Suites 244- 246	Available	1,640 SF	Full Service	\$19.00 SF/yr	1,640 sf of office space. 5 offices, reception area, and break room available.
2415 Ave J Suite 105	Available	2,283 SF	Full Service	\$18.00 SF/yr	2,283 sf of premium full-service office space in the heart of DFW. Hard wood/carpet flooring, hand troweled walls, and technologically wired for high-speed internet access. 4 private offices with lots of open workspace.
2415 Avenue J Suite 112	Available	2,842 SF	Full Service	\$19.00 SF/yr	6 Private offices, Large Conference Room, Open areas, Outside Door on Corporate Drive East with signage opportunities, Coffee Bar with sink and large work room.

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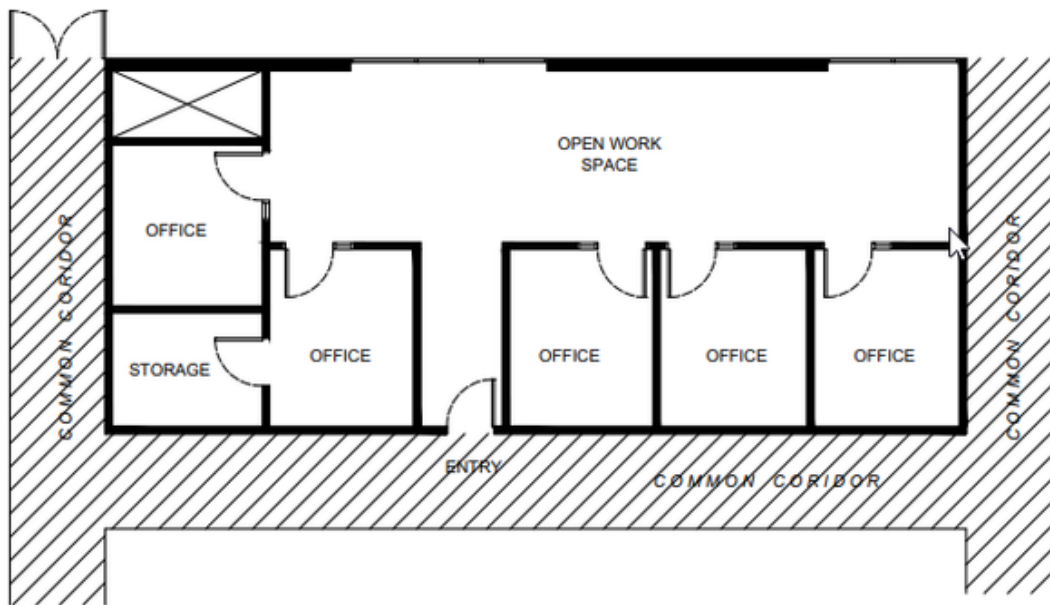
LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1202 Corporate Drive West	Available	3,719 SF	Full Service	\$22.00 SF/yr	Premium Office space with outside storefront and door. Wood floors, hand troweled walls, granite counter tops, and many built ins. Technologically wired for high speed internet access. 9 Private offices, conference room, full service kitchen, and reception. Large open area in center of space.
2401 Ave J Suite 211B	Available	402 - 856 SF	Full Service	\$19.00 SF/yr	One large open room.
2401 Ave J Suite 211A	Available	451 - 856 SF	Full Service	\$19.00 SF/yr	Reception, one large open room and a storage room.
2401 Ave J Suite 211 A&B	Available	451 - 856 SF	Full Service	\$19.00 SF/yr	Reception, one large open room, large private and a storage room.
221A	Available	604 SF	Full Service	\$19.00 SF/yr	Reception and office.

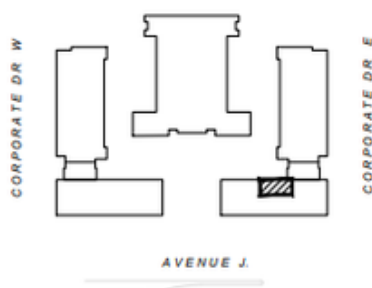
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SUITE 110



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

2415 Ave J - SUITE 110

CORPORATE DR E, ARLINGTON TX 76006

OFFICE AREA: 1,205 SQFT
COMMON AREA FACTOR: 1.15
TOTAL AREA: 1,386 SQFT

studio whitebox

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DRAWN BY: STUDIO WHITEBOX DATE: 03.17.2022

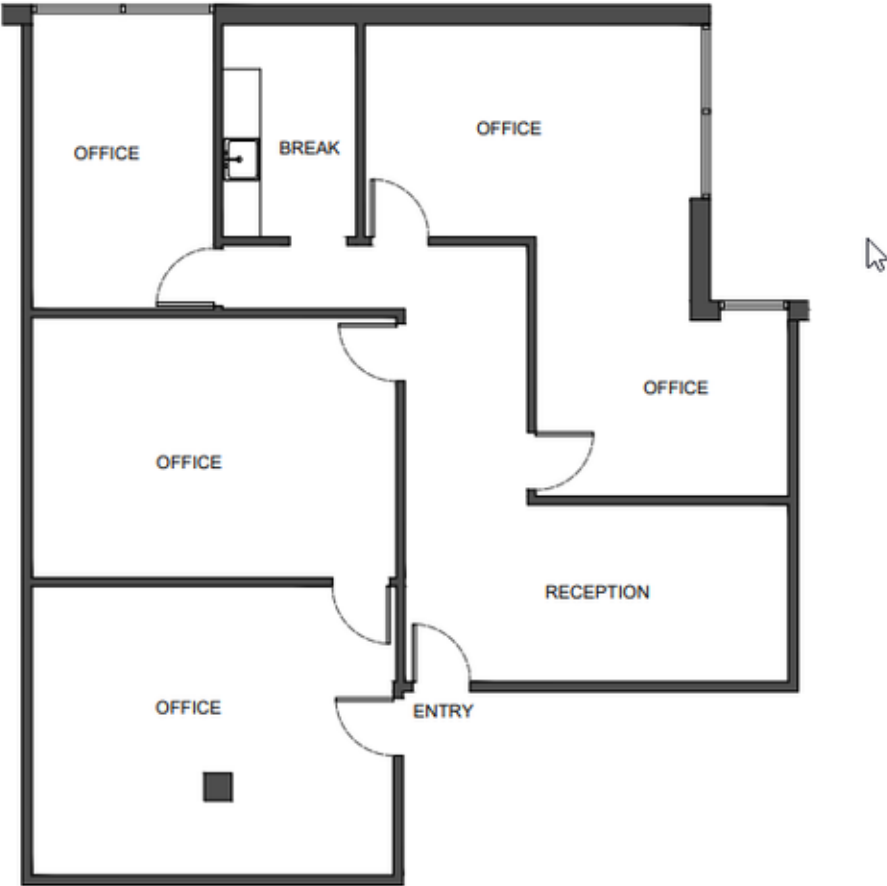
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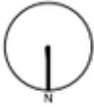
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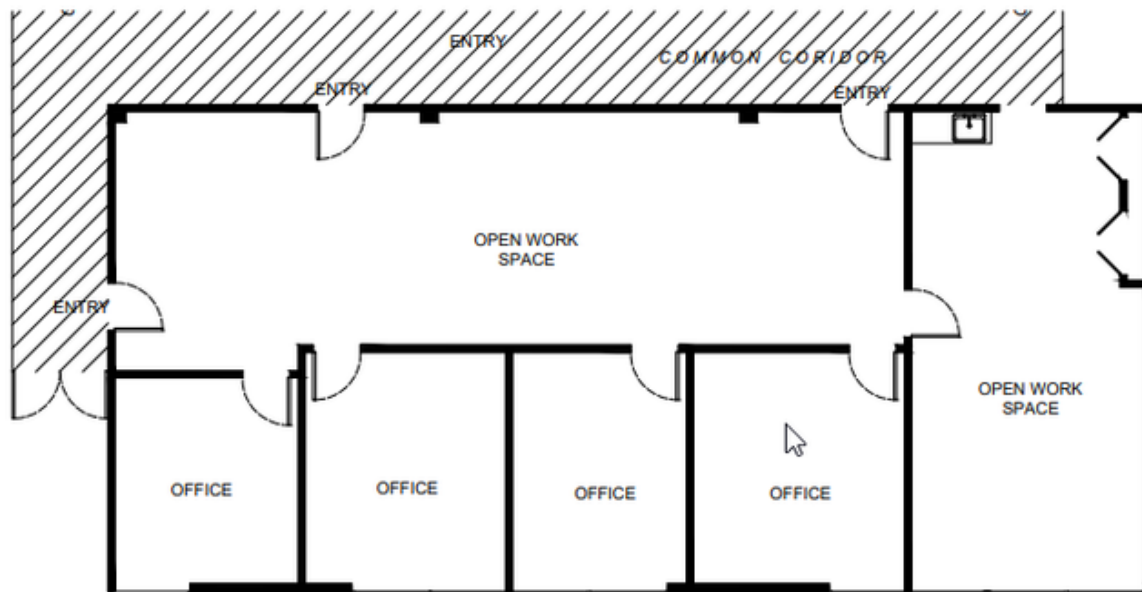
SUITE 244



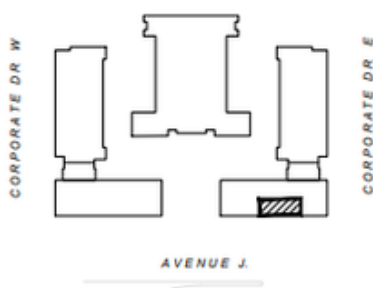
 SUITE 244 FLOOR PLAN SCALE: 1/8" = 1'-0" DATE: 03.05.19	2401 AVENUE J ARLINGTON, TX 76006		
	OFFICE AREA: 1,640 SQFT	TOTAL AREA: 1,640 SQFT	
	WAREHOUSE AREA: NA		

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SUITE 105



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

2415 Ave J - SUITE 105

CORPORATE DR E. ARLINGTON TX 76006

OFFICE AREA: 1,985 SQFT
COMMON AREA FACTOR: 1.15
TOTAL AREA: 2,283 SQFT

studio whitebox

4 6 9 - 7 4 4 - 5 5 9 3

DRAWN BY: STUDIO WHITEBOX DATE: 03.21.2023

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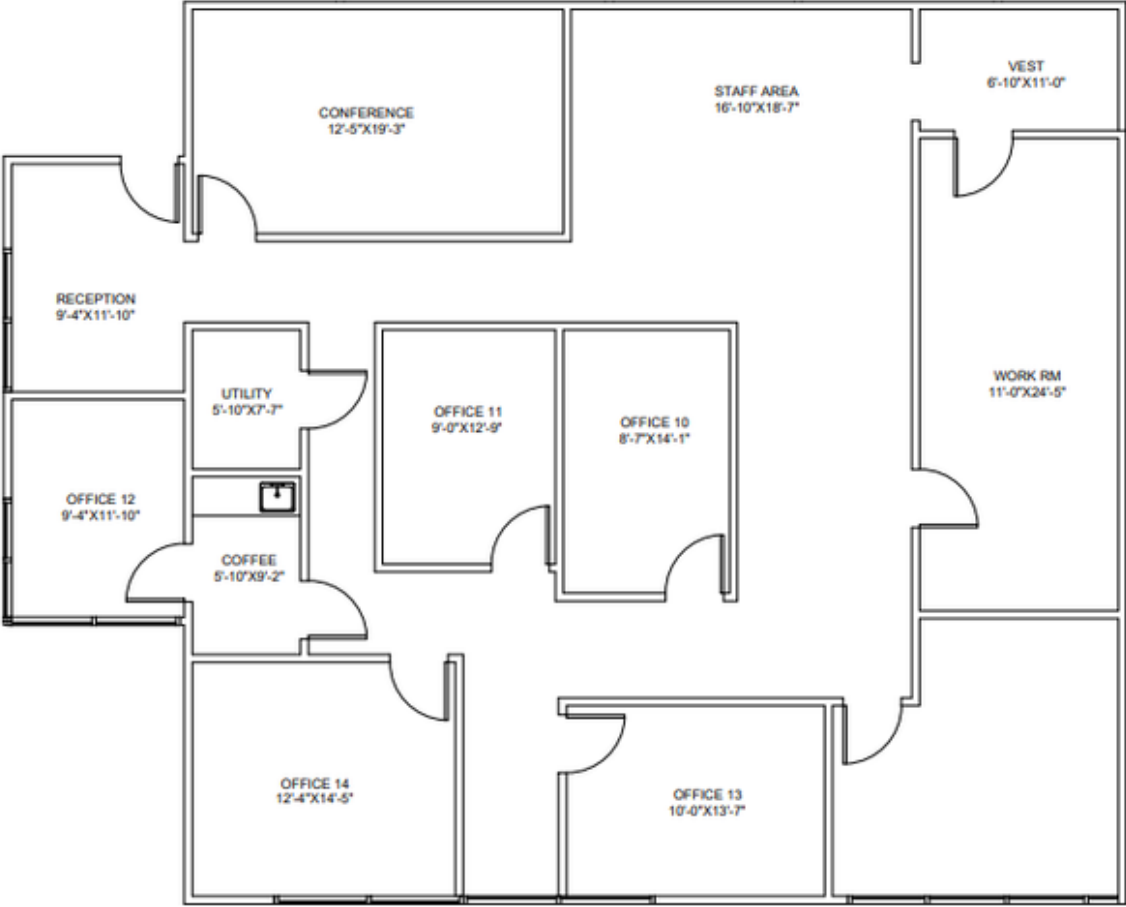
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SUITE 112



	OAKHOLLOW BUSINESS PARK		2415 AVE. J			
	SUITE 112		ARLINGTON, TX 76006			
	scale: 1/8" = 1'-0"					
	OFFICE AREA: 2,842 SQ FT		TOTAL AREA: 2,842 SQ FT			
	WAREHOUSE: N/A		DRAWN BY: IRVING GATICA			
			DATE: 05-12-2011			

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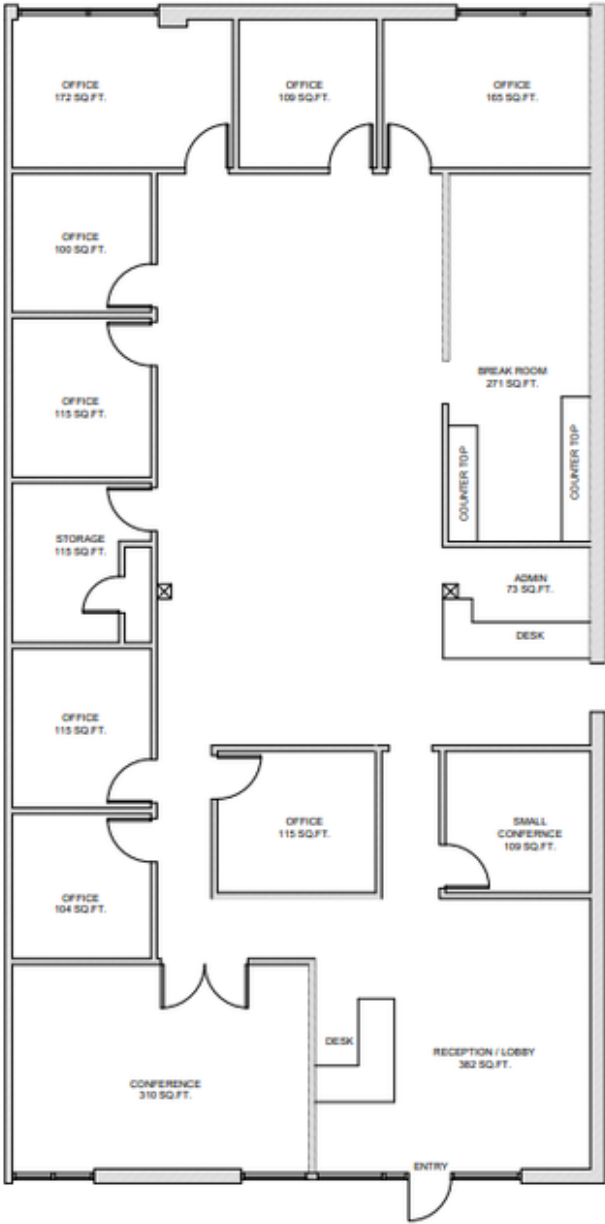
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1202 CORPORATE DR W





FLOOR PLAN
scale: 3/32" = 1'-0"

DRAWN BY:
DATE:

I.G.
06-26-19

1202 W. CORPORATE DRIVE
ARLINGTON, TX 76006

OFFICE AREA: 3,719 SQ FT	
WAREHOUSE: N/A SQ FT	TOTAL AREA: 3,2683 SQ FT



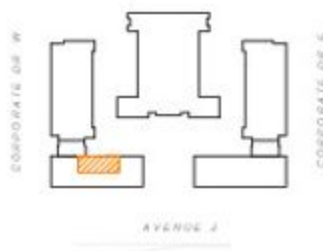
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SUITE 211A



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

AS SHOWN, THIS IS A PRELIMINARY FLOOR PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION.

211A - Option 1

2401 AVENUE J, ARLINGTON, TX 76008

TOTAL RENTABLE AREA: 451 SQFT



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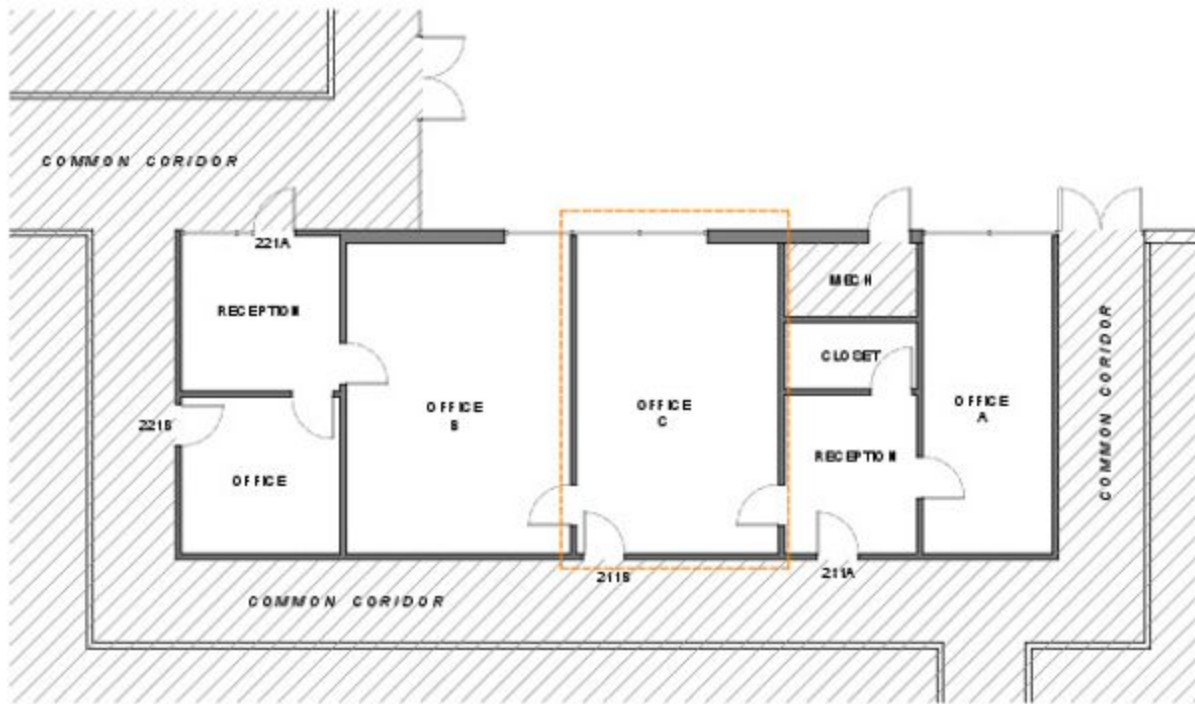
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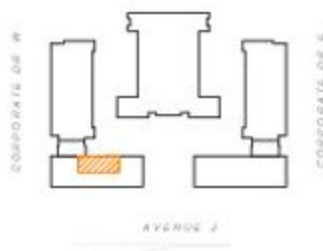
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SUITE 211B



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

DESIGNED BY SVN/DAVID DUNN, CCIM, SIOR

211B - Option 1

2401 AVENUE J, ARLINGTON, TX 76006

TOTAL RENTABLE AREA: 465 SQFT



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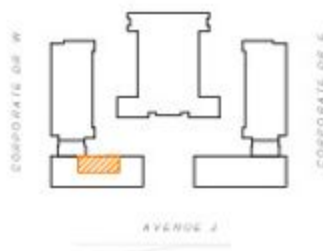
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SUITE 211A&B



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

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211A - Option 2

2401 AVENUE J, ARLINGTON, TX 76006

TOTAL RENTABLE AREA: 896 SQFT



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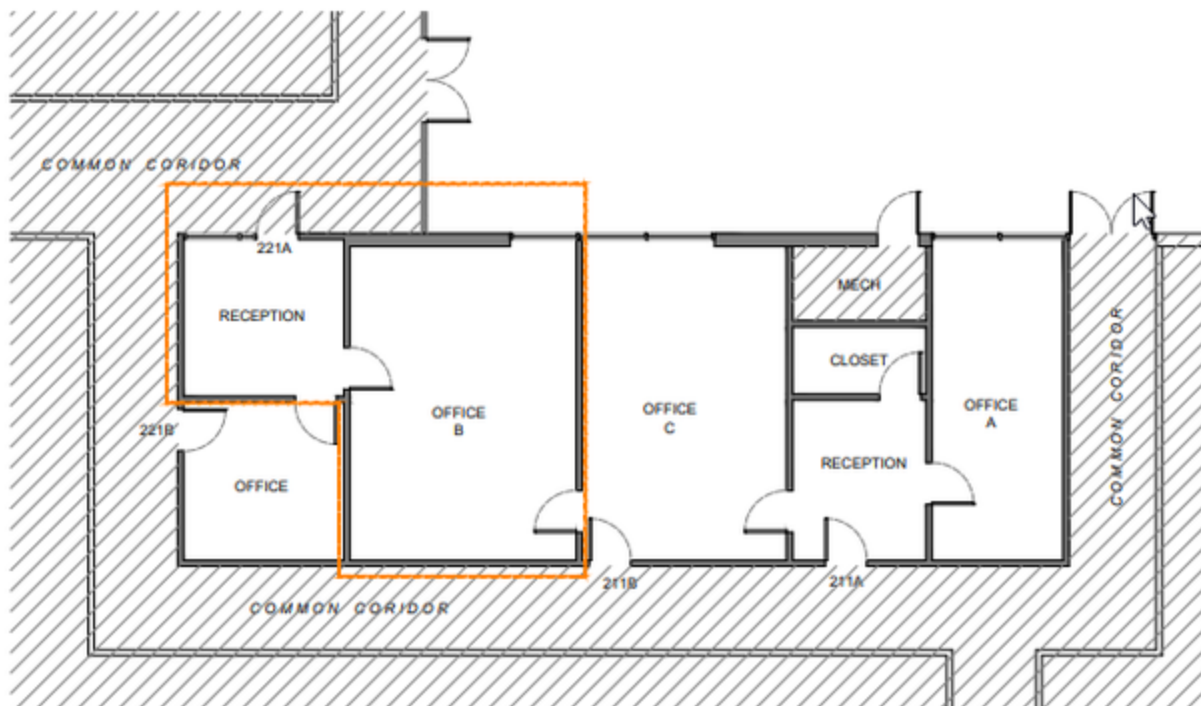
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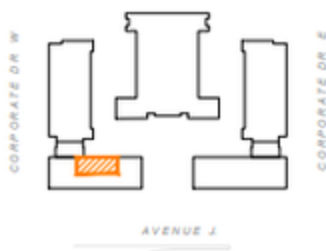
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SUITE 221A



KEY PLAN:



FLOOR PLAN

SCALE: 3/32" = 1'-0"

DRAWN BY: STUDIO CITY TEXAS DATE: 10/20/2020

221A

2401 AVENUE J ARLINGTON TX 76006

TOTAL RENTABLE AREA: 604 SQFT



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