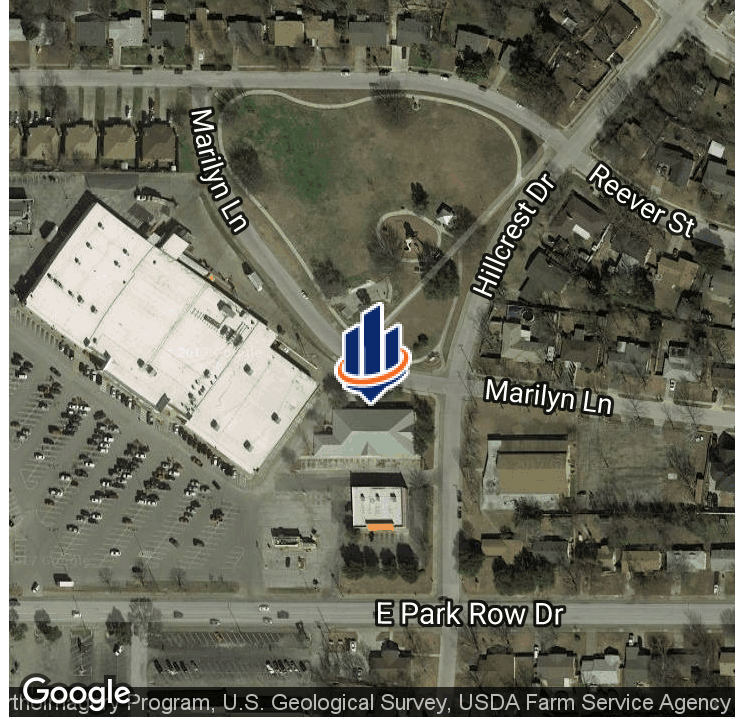


# For Lease - Office - Arlington, TX



## LEASE RATE **\$13.25/NNN**

### OFFERING SUMMARY

Available SF:	10,480 SF
Lease Rate:	\$13.25 [NNN]
Year Built:	2001
Building Size:	10,480 SF
Zoning:	Commercial
Market:	Dallas/Fort Worth
Submarket:	Arlington/Mansfield
Traffic Count:	21,558
For Additional Info:	Lee Wandel 817.640.9964 lee.wandel@svn.com

### PROPERTY OVERVIEW

SVN/Dunn Commercial is pleased to present 1400 Hillcrest Dr. in Arlington, TX 76010. The property is an above market class C freestanding office building that offers 10,480 SF of premium single or multi tenant office space available for lease.

With a RBA of 10,480 SF, 1400 Hillcrest Dr. is a unique opportunity for a moderately sized tenant to occupy a sprawling freestanding property with seasoned and accommodating ownership.

### PROPERTY HIGHLIGHTS

- 10,480 SF Available
- Built 2001
- Single or Possible Multi Tenant Space
- Up to 25-30 Offices
- Large Reception
- Large Conference
- Large Break
- Secured Entrance and Exits

# 1400 Hillcrest Drive, Arlington, TX

