



ARLINGTON PROFESSIONAL PLAZA

801 W ROAD TO SIX FLAGS ST, ARLINGTON, TX 76012

Features

A well-located medical office plaza right off I-30 and near Texas Health Arlington Memorial Hospital, which is a Level 4 Trauma Center that services the communities of Arlington, Kennedale, Pantego, Mansfield and Grand Prairie.

FOR LEASE

TOTAL SF: 64,981
AVAILABLE SF: 13,411
MIN CONTIGUOUS SF: 1,645
MAX CONTIGUOUS SF: 5,720
OF FLOORS: 1
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
I 30	145,039 VPD	Total Population		12,974	104,540	296,258
N Cooper St	34,810 VPD	Total Households		5,187	42,870	114,923
		Average Household Income		\$84,052	\$80,138	\$83,674
		Total Daytime Population		18,292	127,699	306,590

Area Retailers & Businesses



Matthew Rosenfeld

Executive Vice President | Director of Brokerage D-FW

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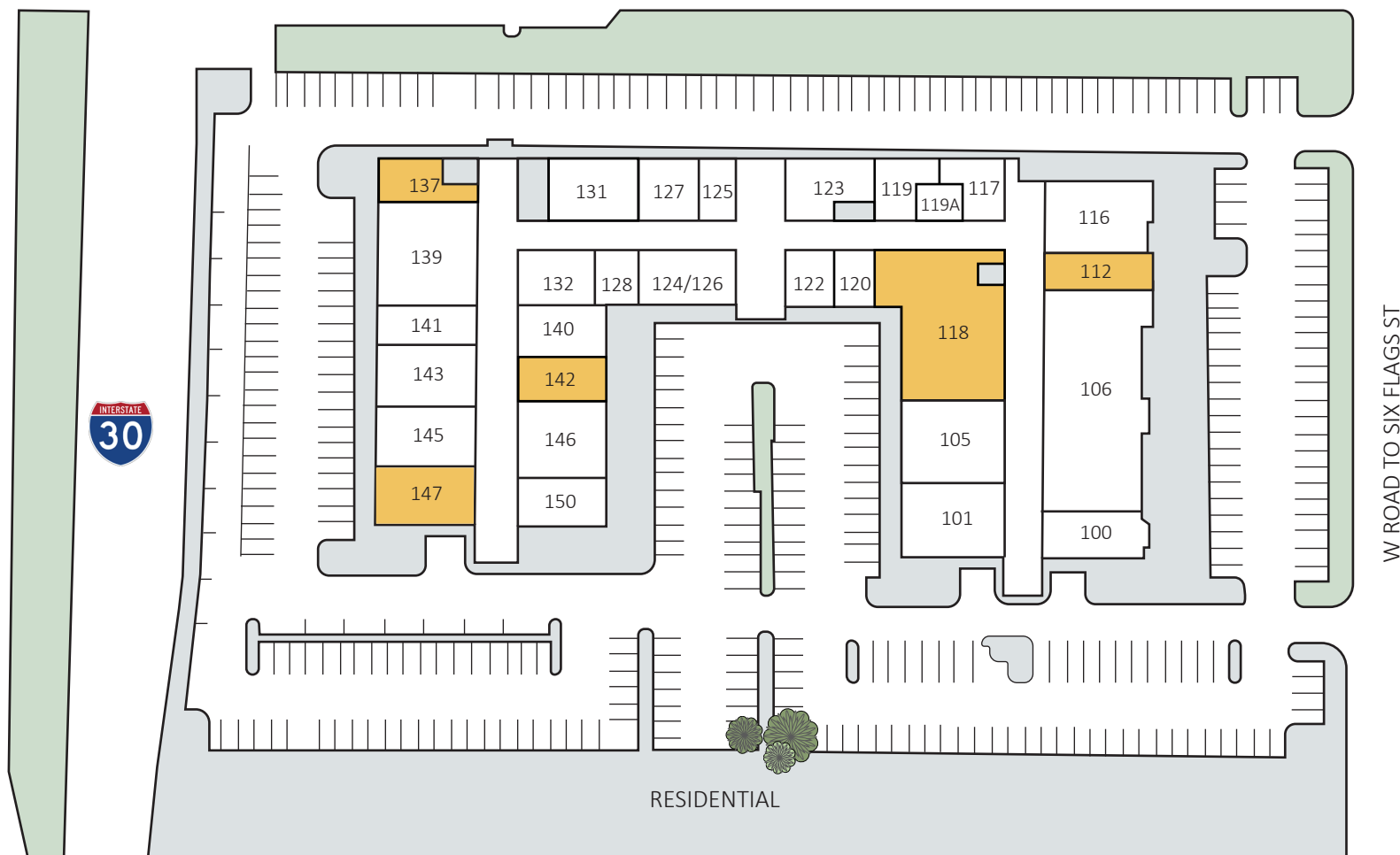
Grant Fleming

Associate

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Available Space

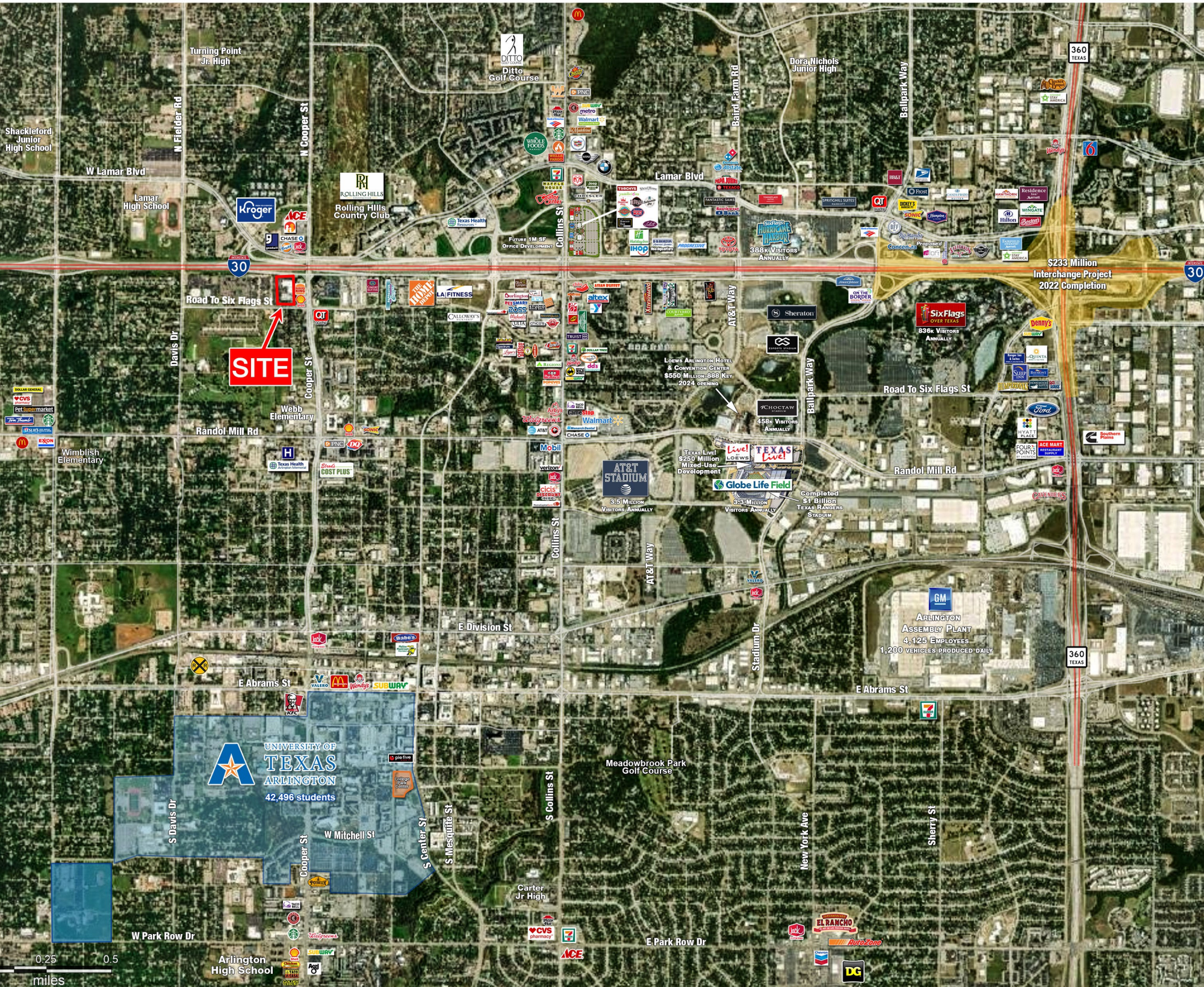
112	1,645 sf
118	5,720 sf
137	2,040 sf
142	1,815 sf
147	2,191 sf

Current Tenants

100	Serene Smile Dentistry	1,336 sf	120	Infinity Wellness Group	902 sf	132	Phoenix Associates Counseling	2,053 sf
101	Fundentis-Pediatric & Adolescent Dentistry	2,781 sf	122	Mercy Care Pharmacy	1,158 sf	139	Arlington Dermatology	3,139 sf
105	Premier Physical Therapy	3,200 sf	123	Dr. Andrew Segal	1,699 sf	140	Arlington Physicians	3,139 sf
106	Envision Imaging	7,913 sf	124/126	Dr. Andrew Klymiuk	2,105 sf	141	Health First Injury & Pain Center	1,664 sf
116	Covenant Women's Health	2,625 sf	125	Associates of Family Psychiatry	912 sf	143	Ted French, DDS	2,394 sf
117	Atlas Genomics	1,459 sf	127	Neurology & Movement Disorders Center of North Texas	1,546 sf	145	Dr. Hemat Day	1,827 sf
119	TREX Surgical Lab	1,955 sf	128	Love Family Healthcare	907 sf	146	Nextgen Wellness Clinic	3,197 sf
			131	Cornea Consultants	3,209 sf	150	Fusion Foot & Ankle	1,143 sf

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]





PROPERTY PHOTOS



PROPERTY PHOTOS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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