

# Office/Warehouse ★ LEASE

LanCarteCRE.com

1140 W MAIN ST ARLINGTON, TX 76013



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## PROPERTY FEATURES

- 39 Parking Spaces
- Newly Remodeled in 2023
- Suite 1140 is a former tanning salon with 11 private rooms and a break area. Ownership is willing to reconfigure the space into a more open floor plan.
- Suite 1144 is a former printing business with approximately 1,734 SF of office space and 2,606 SF warehouse.

## LOCATION OVERVIEW

Site is in close proximity to key landmarks and amenities, including the University of Texas at Arlington, AT&T Stadium, and Arlington Memorial Hospital.

## LEASING STRUCTURE

## CONTACT BROKER

## AVAILABLE SPACES

SUITE 1140 **1,991** SF

SUITE 1144 **4,340** SF

SUITE A **614** SF *Large, open office*

SUITE B **205** SF *Executive office*

SUITE C **477** SF *Office suite*

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## FLOOR PLAN



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**EXTERIOR**



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**INTERIOR**



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**INTERIOR**





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*Relentlessly Pursuing What Matters*

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