

# MEDICAL OFFICE BUILDING

801 BORDER STREET  
ARLINGTON, TX 76010



801

FOR SALE

# BUILDING INFORMATION

“We are pleased to introduce 801 East Border Street, Arlington TX. A 14,156 SF, 2-tenant medical office building in close proximity to AT&T Stadium and The University of Texas at Arlington. The building is currently ~64% occupied by US Renal Care under a NNN lease, with approximately 9 years of term remaining at 2% annual rent increases. The remaining +/-5,119 SF space is vacant, and shell condition, making 801 E Border Street an ideal opportunity for an owner-occupier or investor. The property underwent extensive core and shell renovations in 2020 and can accommodate a wide range of medical or office users.”

## PROPERTY INFO

- ±14,156 SF
- ±5,119 SF Vacant
- ±9,037 SF Leased by National Tenant
- 64% Leased

## RENT ROLLS

- \$162,900/year Net Rent
- ~9 years remaining
- 2% annual increases.

## FEATUTRES

- New ADA Upgrades
- New HVAC System
- New Elevator

## SALE PRICE

\$3,600,000.00





# CONTACT US

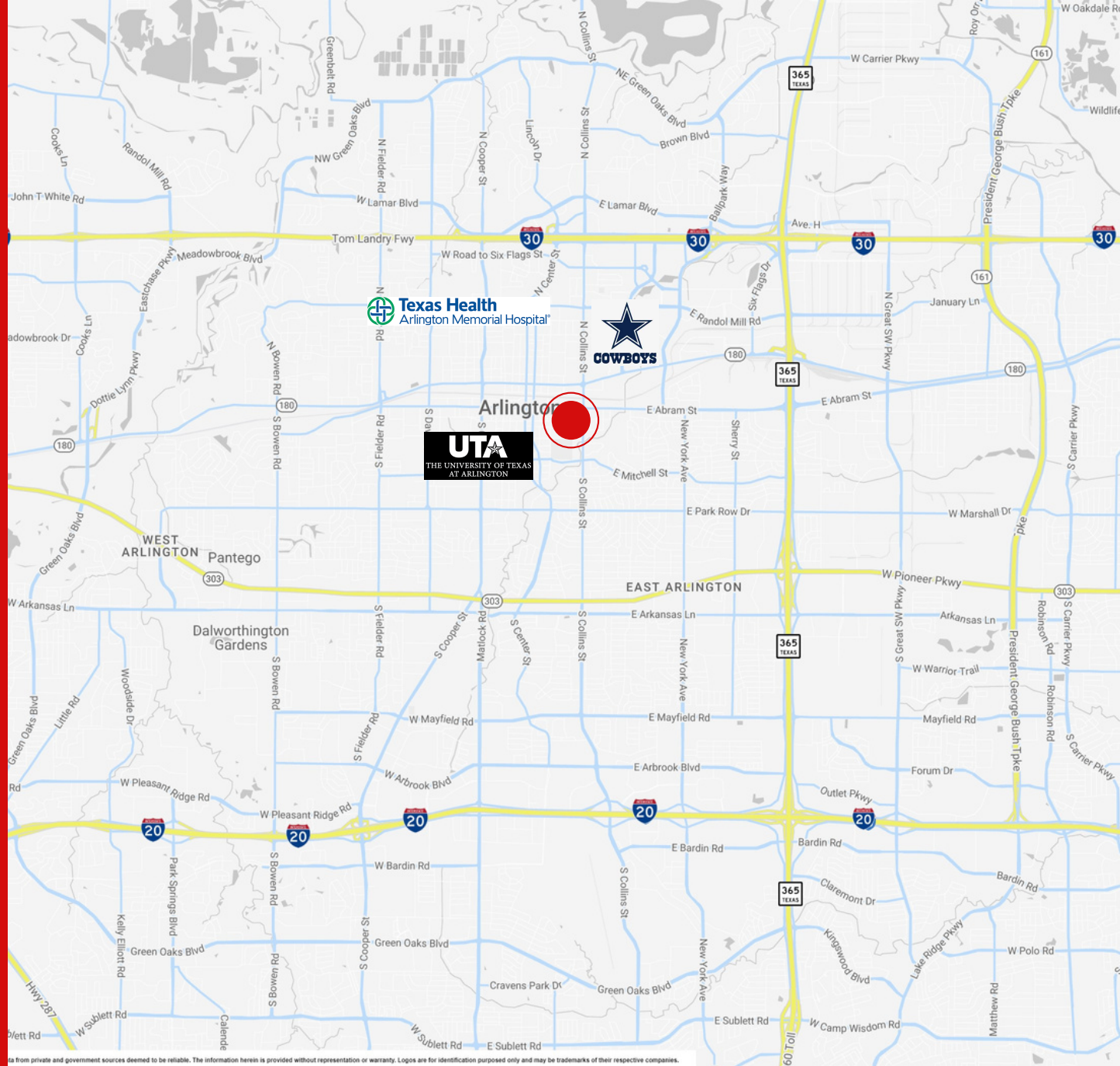
**JIM TURANO**  
Executive Vice President  
(972) 386-1424 Direct  
(214) 616-4437 Mobile  
jturano@henrysmiller.com

**ETHAN SOMMER**  
Vice President  
(469) 286-9800 Mobile  
ethansommer@henrysmiller.com

## HENRY S. MILLER, BROKERAGE, LLC

5151 Belt Line Road  
Suite 900  
Dallas, Texas 75254

[www.henrysmiller.com](http://www.henrysmiller.com)



Map data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.