

LEASE

Oakhollow Business Park- Office

2401 - 2415 AVENUE J

Arlington, TX 76006

PRESENTED BY:

DAVID DUNN, CCIM, SIOR

O: 817.640.9964

david.dunn@svn.com

TX #0375841

COURTNEY STANFORD, CCIM

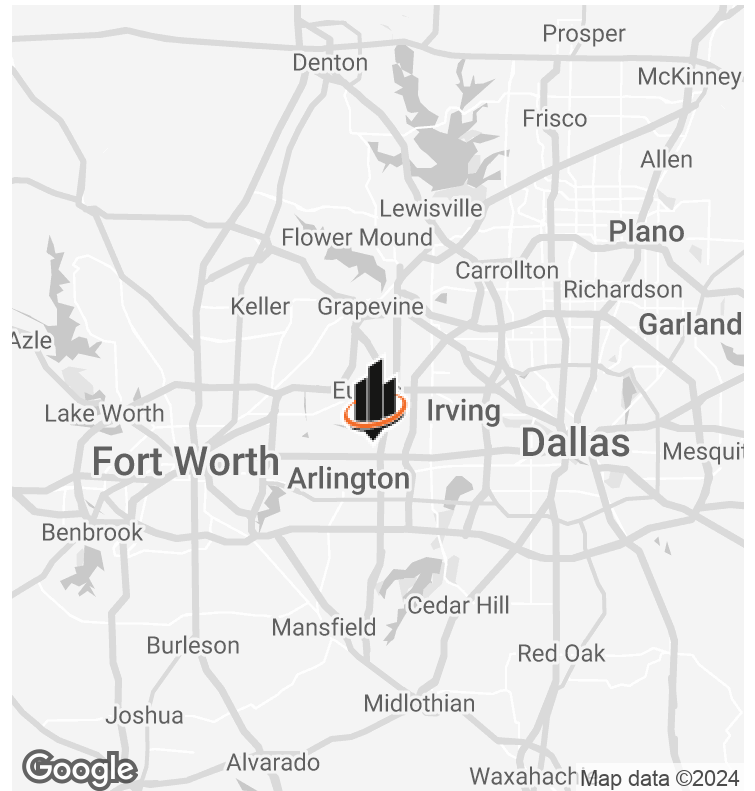
O: 817.640.9964

courtney.stanford@svn.com

TX #704141



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - 22.00 SF/yr (Full Service; MG; Gross)
BUILDING SIZE:	83,655 SF
AVAILABLE SF:	402 - 3,719 SF
LOT SIZE:	5.53 Acres
YEAR BUILT:	1984
RENOVATED:	2020
ZONING:	F1
MARKET:	Mid Cities
VIDEO:	View Here

PROPERTY OVERVIEW

Recently remodeled office suites with modern floor covering, paint, LED lights, and abundant parking. It is located close to many restaurants, hotels, and the entertainment district of Arlington (includes Texas Live, Globe Life Park, AT&T Stadium, Six Flags, & Hurricane Harbor). This building also has an added advantage of being only 10 miles to DFW airport, ensuring seamless connectivity for businesses with convenient access to regional and international travel hubs.

PROPERTY HIGHLIGHTS

- On site leasing office, management and ownership.
- Locally owned and operated.
- Card key access security.
- High speed internet available.
- Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way.
- 10 miles from DFW Airport.

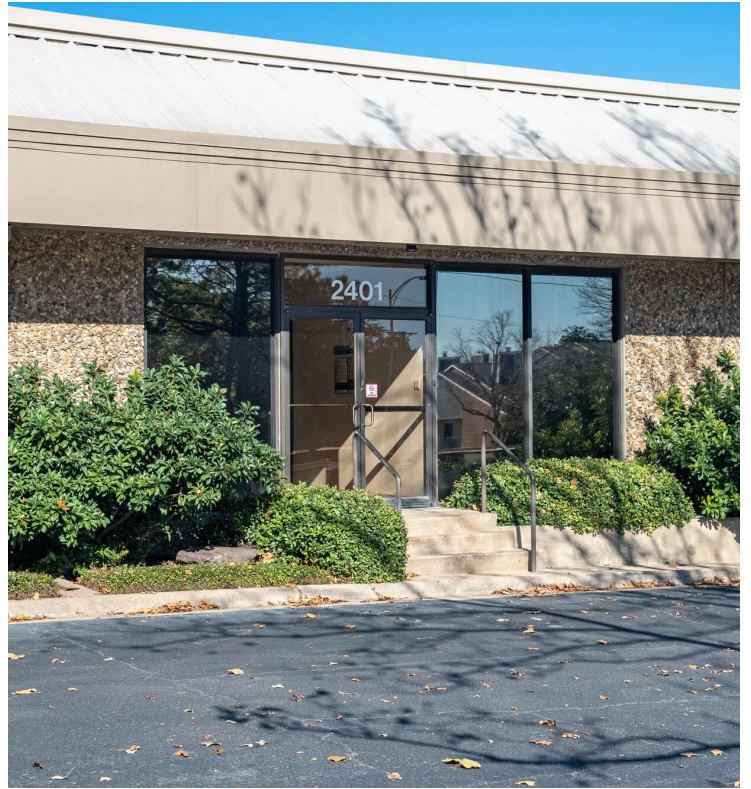
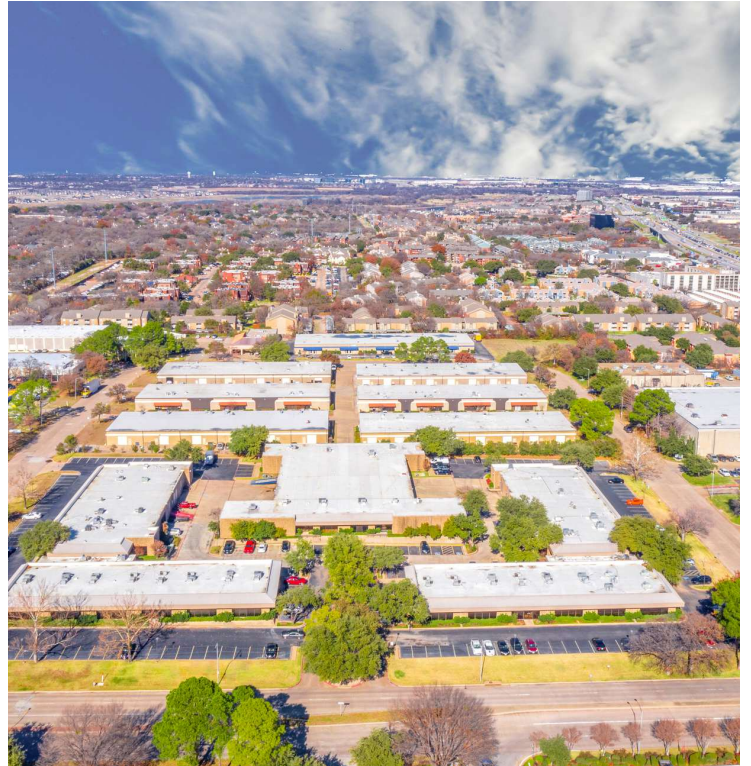
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ADDITIONAL PHOTOS



DAVID DUNN, CCIM, SIOR
O: 817.640.9964
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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	36 months
TOTAL SPACE:	402 - 3,719 SF	LEASE RATE:	\$18.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2415 Ave. J Suite 110	Available	1,386 SF	Full Service	\$19.00 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	\$18.00 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.
2401 Ave. J Suite 218	Available	827 SF	Full Service	\$19.00 SF/yr	Located near the entrance of the building. 3 offices and an entry way area.
2401 Ave. J Suite 200	Available	1,855 SF	Full Service	\$19.00 SF/yr	Reception Area, 4 Offices and 1 Conference Room/Office, & Large Open Area.

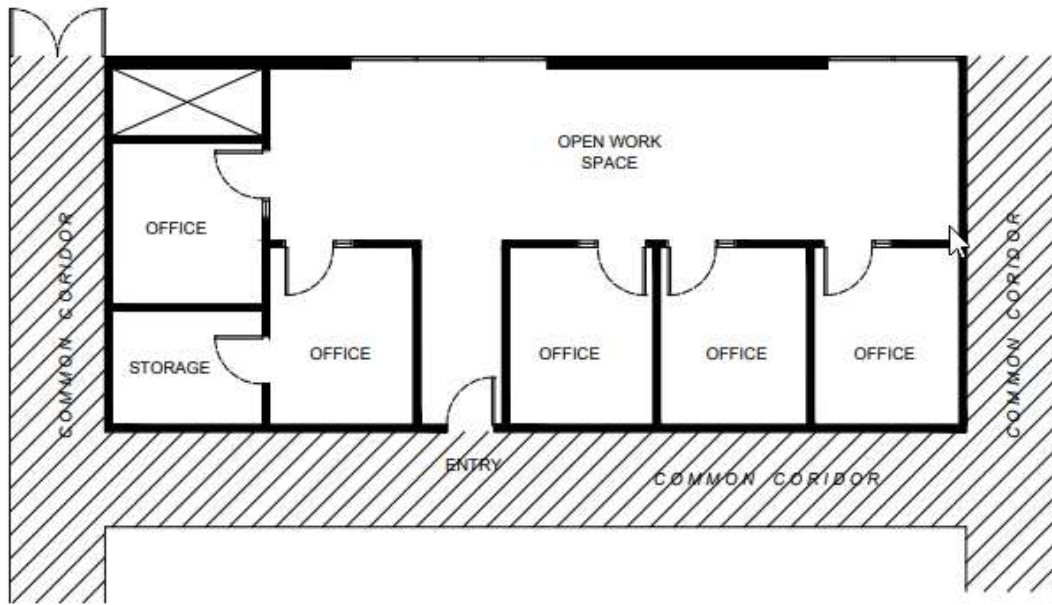
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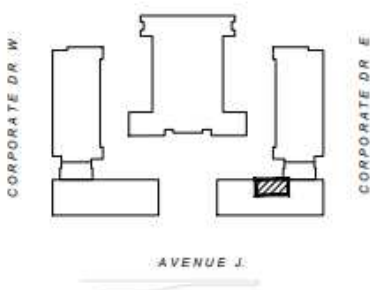
COURTNEY STANFORD, CCIM

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SUITE 110



KEY PLAN:



2415 Ave J - SUITE 110

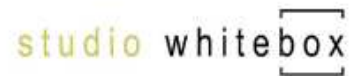
CORPORATE DR. E. ARLINGTON TX 76006



FLOOR PLAN

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

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



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 DRAWN BY: STUDIO WHITEBOX DATE: 03.17.2022

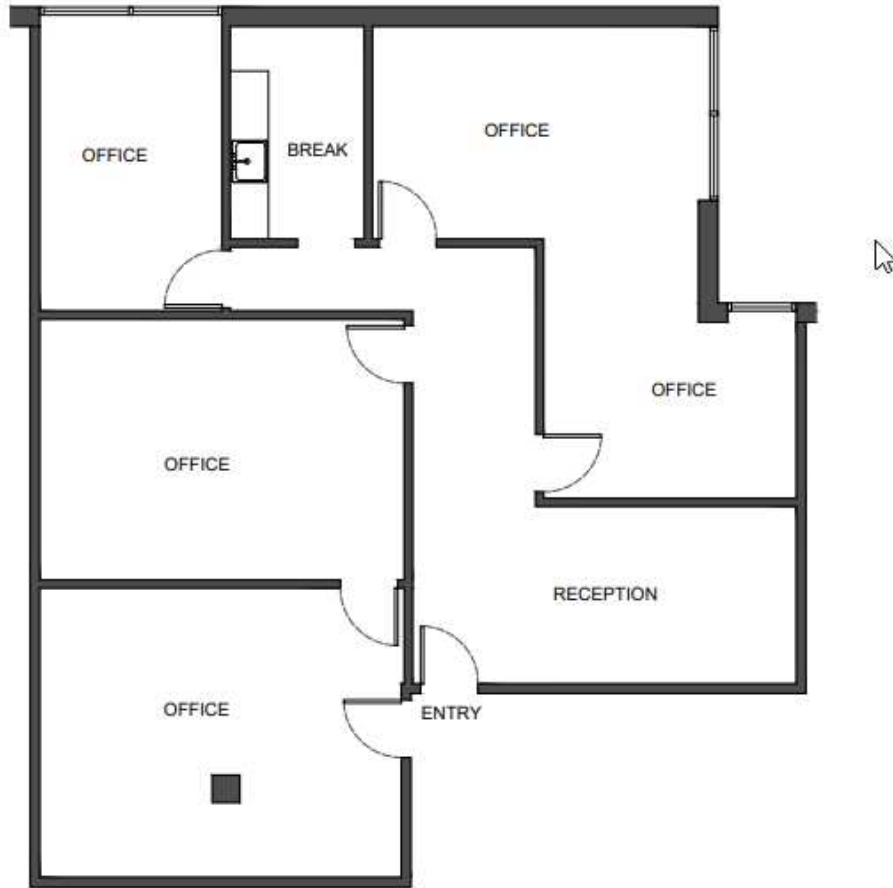
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SUITE 244

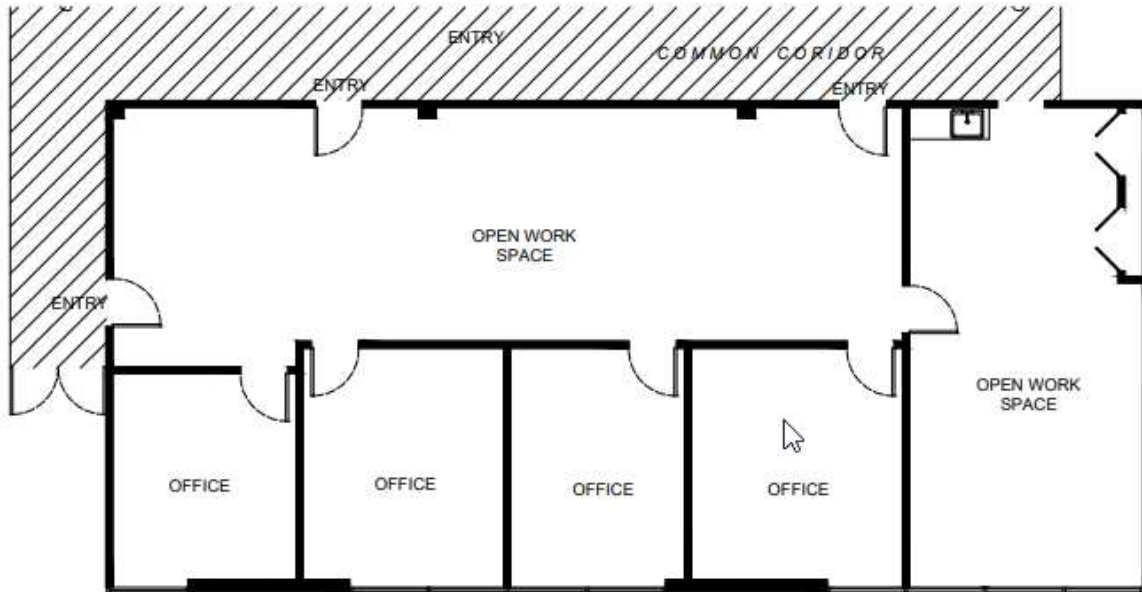


 <p>SUITE 244 FLOOR PLAN SCALE: 1/8" = 1'-0" <small>© 2018 SVN</small></p>	<p>2401 AVENUE J ARLINGTON, TX 76006</p>		
	OFFICE AREA: 1,640 SQFT	TOTAL AREA: 1,640 SQFT	
	WAREHOUSE AREA: NA		

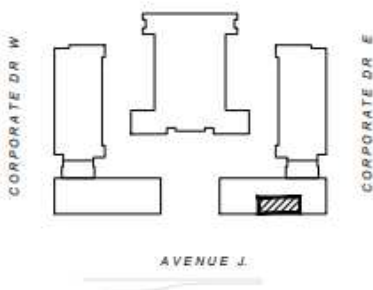
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SUITE 105



KEY PLAN:



2415 Ave J - SUITE 105

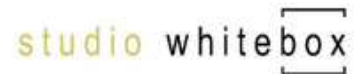
CORPORATE DR. E. ARLINGTON TX 76006



FLOOR PLAN

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

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



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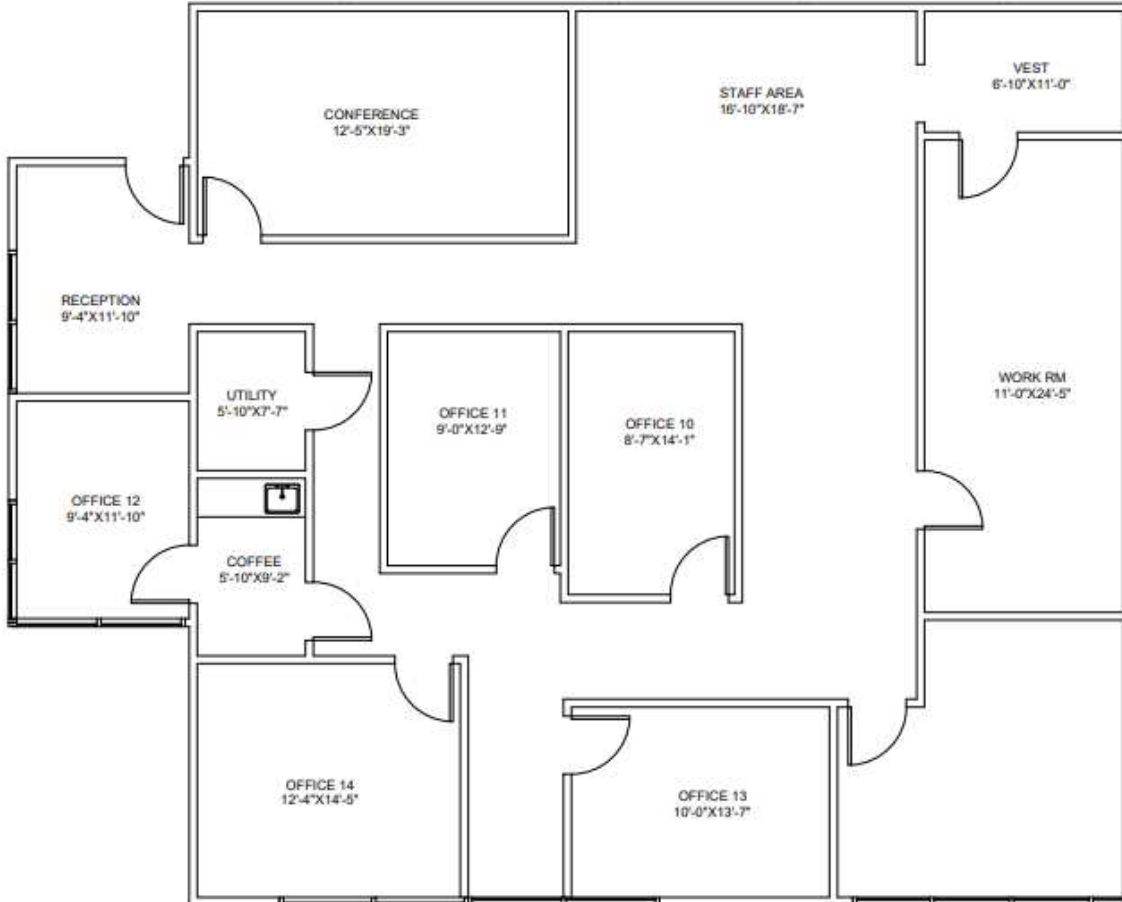
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SUITE 112

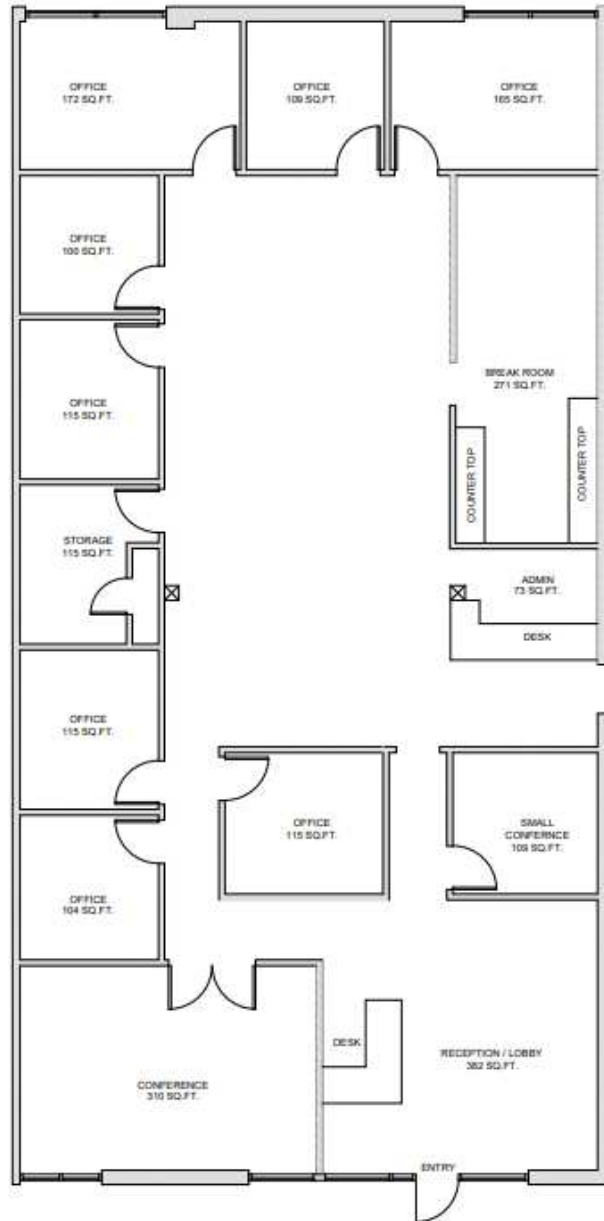


	OAKHOLLOW BUSINESS PARK SUITE 112 scale: 1/8" = 1'-0"	2415 AVE. J ARLINGTON, TX 76006		
		OFFICE AREA: 2,842 SQ FT	TOTAL AREA: 2,842 SQ FT	
		WAREHOUSE: N/A	DRAWN BY: IRVING GATICA DATE: 05-12-2011	

DAVID DUNN, CCIM, SIOR
 O: 817.640.9964
 david.dunn@svn.com
 TX #0375841

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 O: 817.640.9964
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 TX #704141

1202 CORPORATE DR W



	FLOOR PLAN scale: 3/32" = 1'-0"	1202 W. CORPORATE DRIVE ARLINGTON, TX 76006		
		DRAWN BY: I.G. DATE: 06-26-19	OFFICE AREA: 3,719 SQ FT WAREHOUSE: N/A SQ FT	

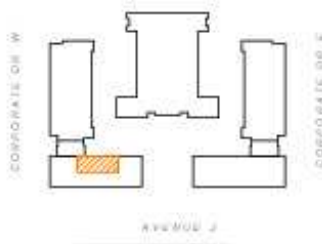
DAVID DUNN, CCIM, SIOR
 O: 817.640.9964
 david.dunn@svn.com
 TX #0375841

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 TX #704141

SUITE 211A



KEY PLAN:



FLOOR PLAN

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

www.svn.com/211a-option-1

211A - Option 1

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 451 SQFT



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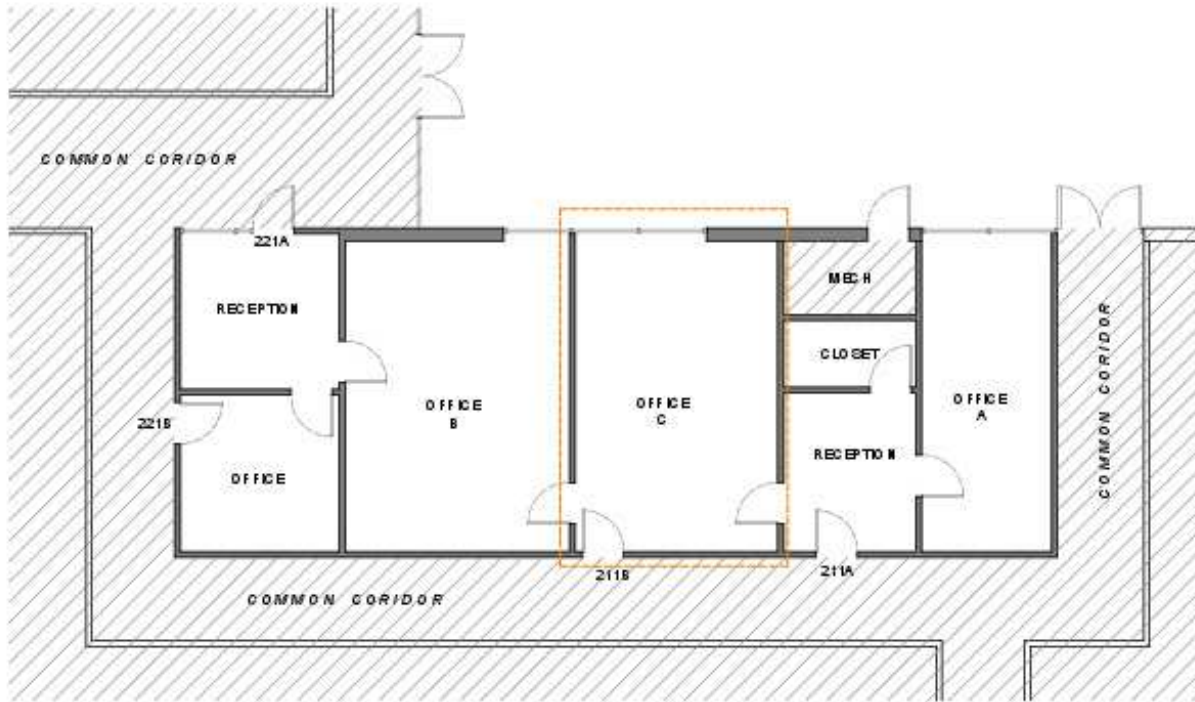
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O: 817.640.9964

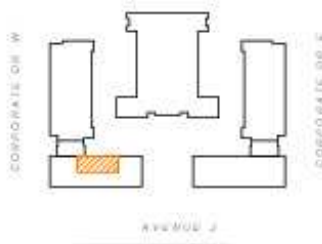
courtney.stanford@svn.com

TX #704141

SUITE 211B



KEY PLAN:



FLOOR PLAN

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

www.dunncommercial.com

211B - Option 1

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 405 SQFT



DAVID DUNN, CCIM, SIOR

O: 817.640.9964

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TX #0375841

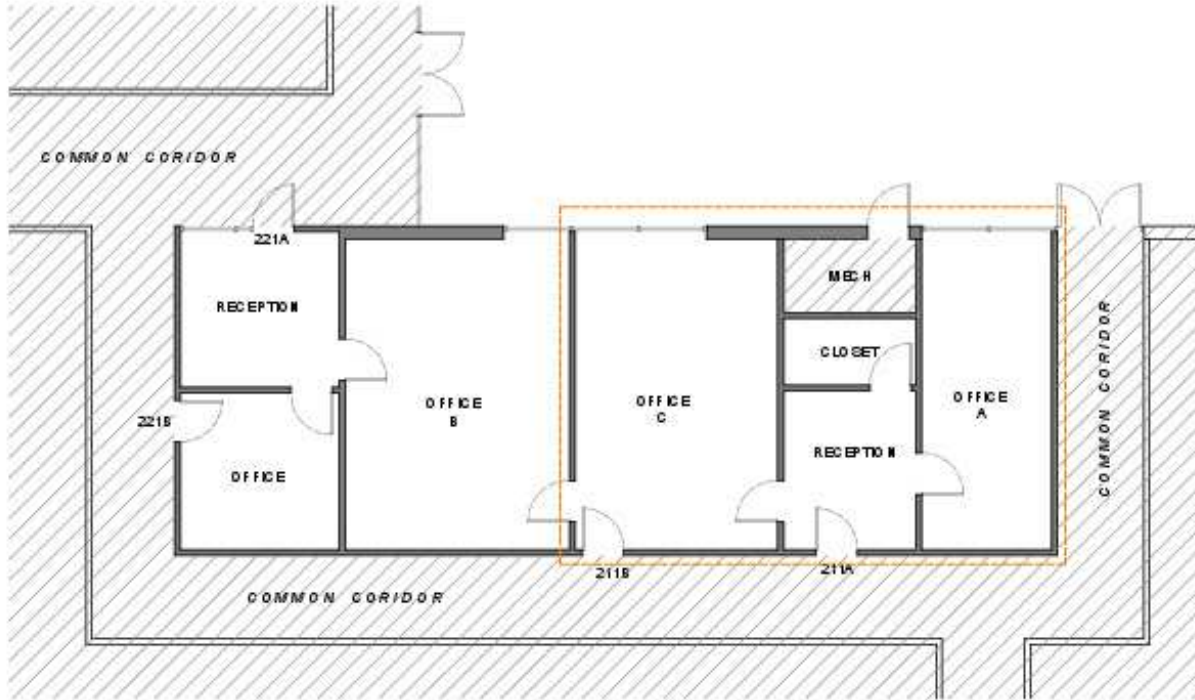
COURTNEY STANFORD, CCIM

O: 817.640.9964

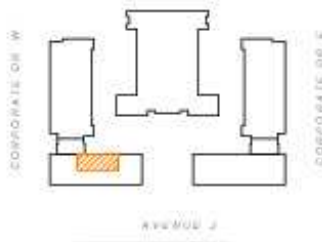
courtney.stanford@svn.com

TX #704141

SUITE 211A&B



KEY PLAN:



FLOOR PLAN

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

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211A - Option 2

2401 AVENUE J, ARLINGTON, TX 76010

TOTAL RENTABLE AREA: 858 SQFT



DAVID DUNN, CCIM, SIOR

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TX #0375841

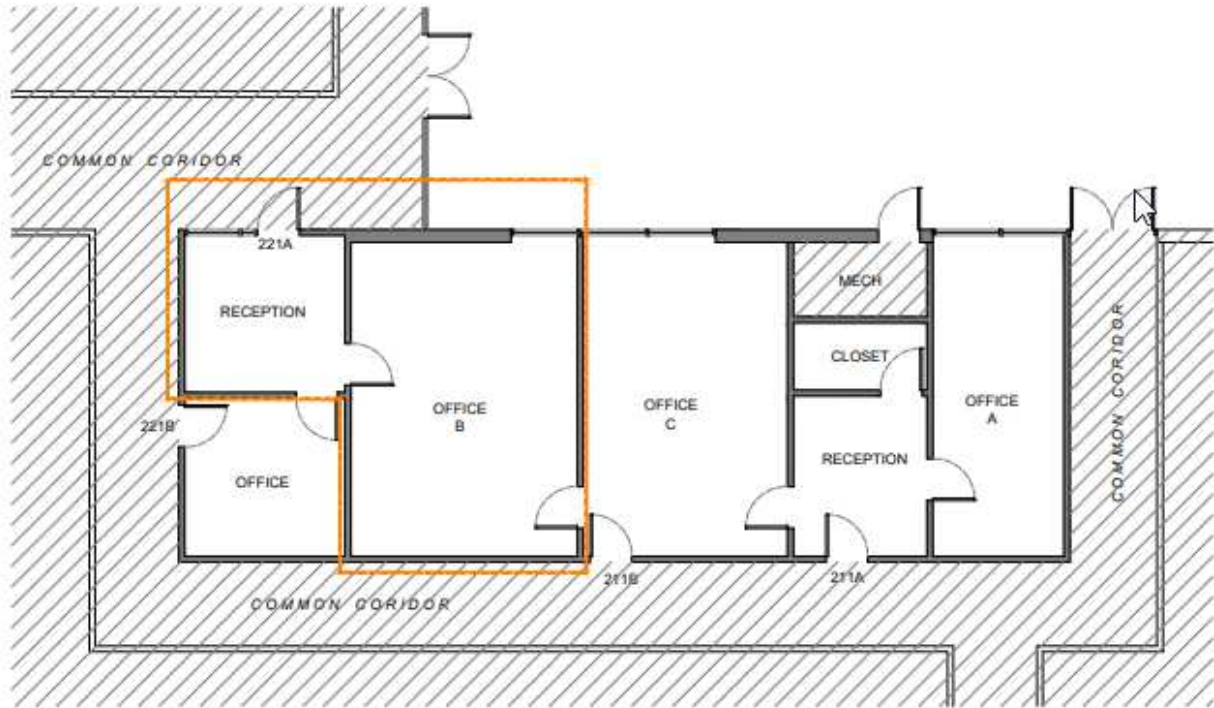
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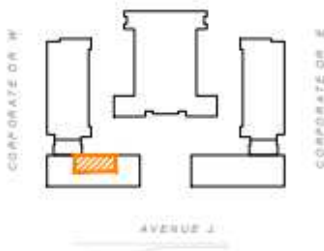
courtney.stanford@svn.com

TX #704141

SUITE 221A



KEY PLAN:



FLOOR PLAN

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

RENDERING BY ARCHITECTURAL DESIGN SERVICES

221A

2401 AVENUE J ARLINGTON TX 76006

TOTAL RENTABLE AREA: 604 SQFT



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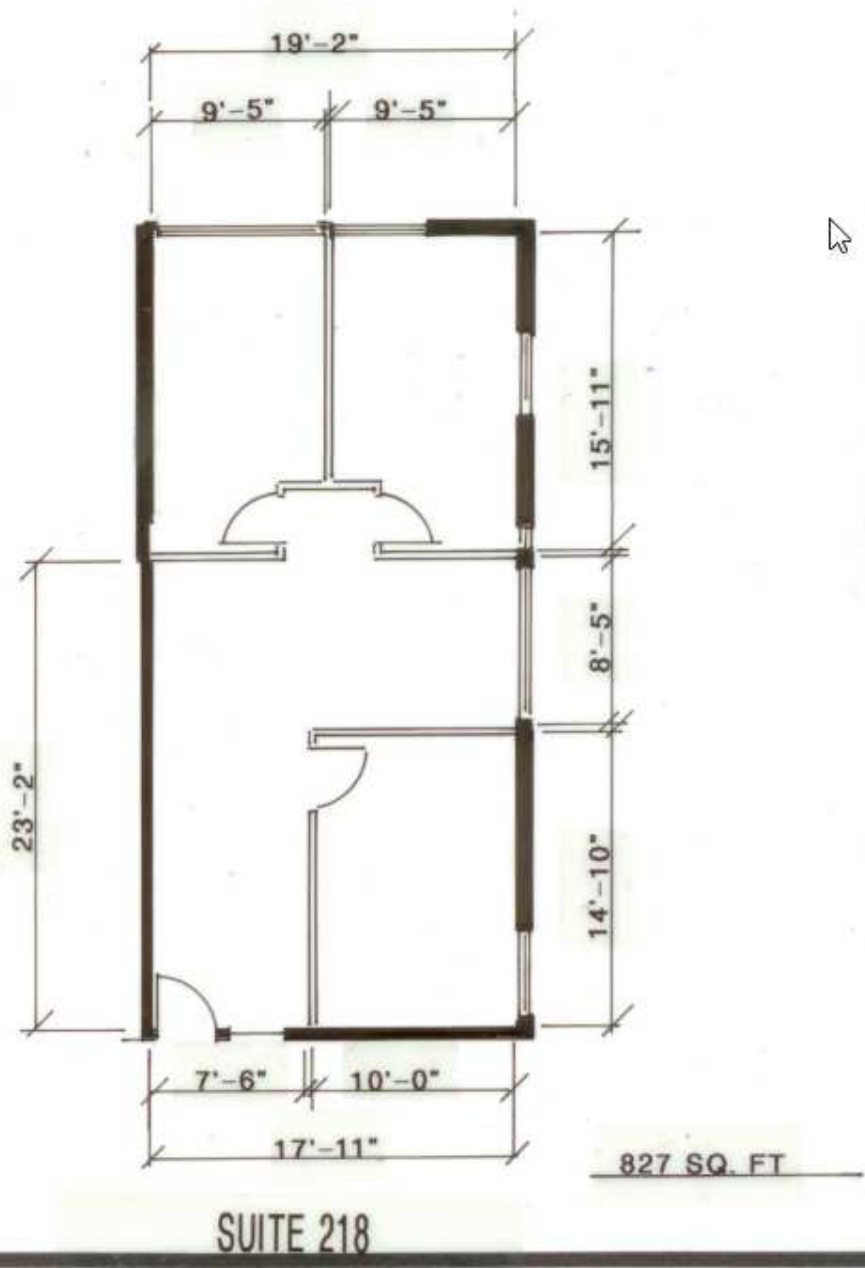
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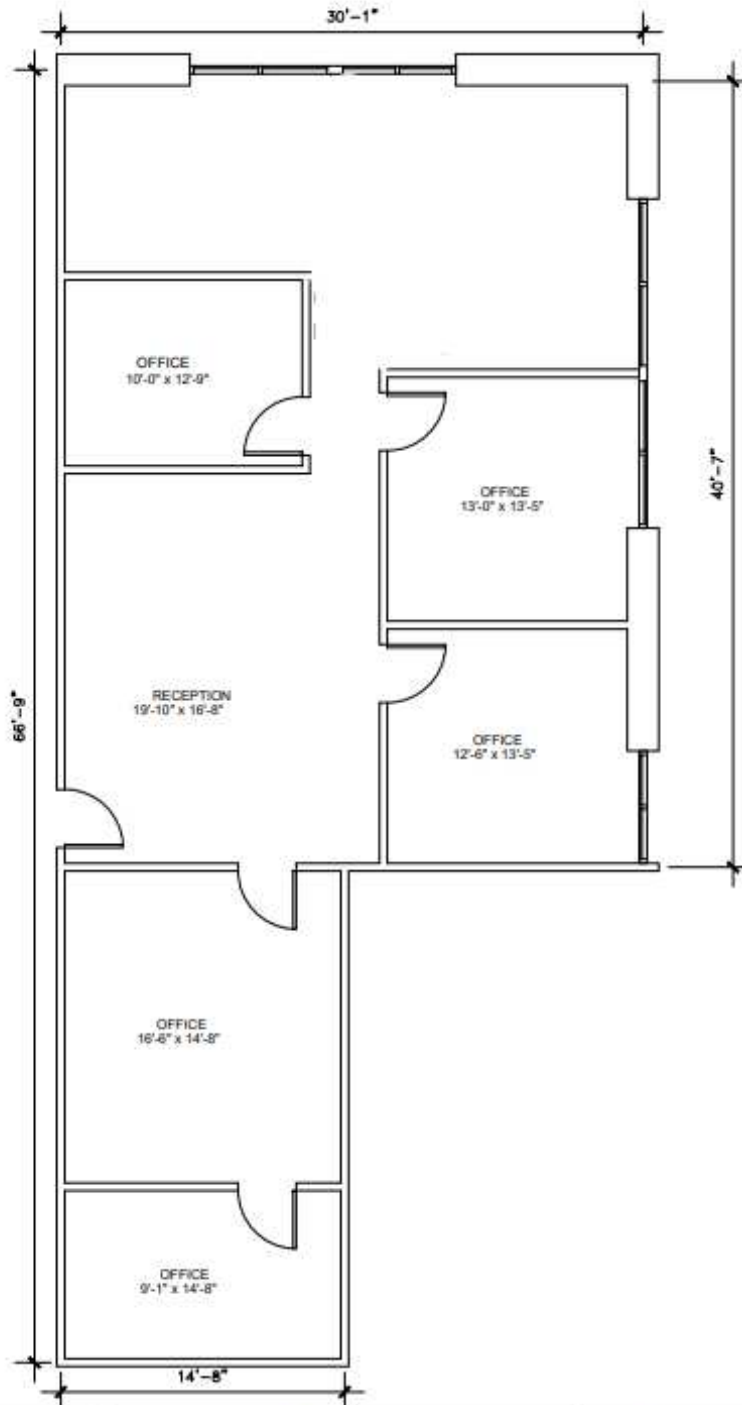
SUITE 218



DAVID DUNN, CCIM, SIOR
O: 817.640.9964
david.dunn@svn.com
TX #0375841

COURTNEY STANFORD, CCIM
O: 817.640.9964
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TX #704141

SUITE 200



	1202 CORPORATE DR. WEST SUITE 200 FLOOR PLAN scale: 1/8" = 1'-0"		SUITE 200 1202 CORPORATE DR. WEST ARLINGTON, TX 76092		
	WAREHOUSE AREA:	N/A SQ FT	TOTAL AREA:	1,855 SQ FT	
	OFFICE AREA:	1,855 SQ FT	DRAWN BY:	IRVING GATICA	

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