

FOR LEASE

2001 Southeast Parkway | Arlington, TX 76018

LEASE RATE**\$15.50 / SF / YEAR**

Estimated NNN: \$6.00/SF/year

**PRIME RETAIL STRIP CENTER****\$15.50/SF/year + estimated NNN of \$6.00/SF/year****BUILDING SIZE****5,562 SF (+/-)****YEAR BUILT****2020****LOT SIZE****0.80 acres (+/-)****ZONING****Commercial****PARKING****24 spaces****FRONTAGE****Southeast Pkwy****PROPERTY HIGHLIGHTS**

Modern, high-visibility strip center.

Flexible retail, office, restaurant or service use, subject to approvals.

Convenient access to I-20 and SH-360, near TCC Southeast Campus.

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2001 SOUTHEAST PARKWAY

FLEXIBLE LEASING | CURRENTLY ONE OPEN SPACE

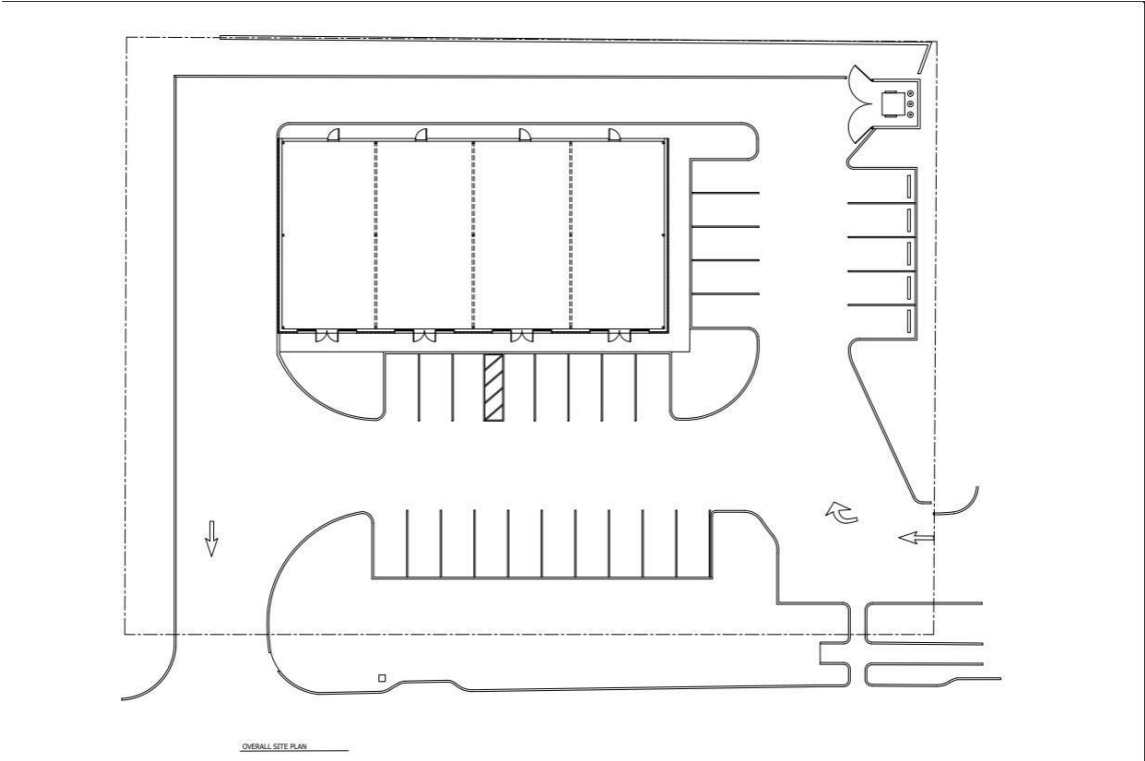
Each proposed suite: approximately 1,390.5 SF. Lease one suite, combine three (approximately 4,171.5 SF), or lease all 5,562 SF. Current interior is open; dotted lines are proposed partitions.

PROPOSED SUITE CONFIGURATION



Facing front: Suite A is on the left. Areas approximate; concept not to scale.

SITE LAYOUT



*Leftmost suite has a grease trap at its rear. Full-kitchen restaurant potential is subject to verification of capacity, utilities, design and required approvals. Prior site plan is illustrative, not a survey.