

FACT SHEET



ARLINGTON DOWNS TOWER

ADDRESS: 2225 E Randol Mill Road, Arlington, Texas 76011

TOTAL BUILDING SQUARE FEET: 88,836 RSF

LARGEST CONTIGUOUS SQUARE FEET: 7,037 RSF

FLOORS: Six (6) Stories

RENTAL RATES: \$21.00 psf + E

HVAC HOURS OF OPERATION: Monday - Friday: 7:00 AM - 7:00 PM
Saturday: 7:00 AM - 1:00 PM

SECURITY: Access Control System (Key Card) & Camera Security System

TELECOMMUNICATION PROVIDERS: Fiber by Spectrum Business, LOGIX Smart Building, AT&T & Frontier Communications

PARKING: 3/1,000 SF (expandable to 6/1,000);
Unreserved Surface and Covered Reserved

RENOVATIONS:

- Renovated lobby/1st floor
- Updated floor corridors
- HVAC modernization
- New elevators

AVAILABLE SUITES:

SUITE #	RENTABLE SF	NOTES
SUITE 210	4,222 RSF	
SUITE 310	4,446 RSF	Break room
SUITE 401	869 RSF	Spec Suite
SUITE 406	658 RSF	Reception/Open Work Space, 1 Private Office
SUITE 423	1,756 RSF	2 Private Offices, Storage/IT, Large Conference/Training Room, Break Area
SUITE 427	2,588 RSF	4 Private Offices, Conference Room, Storage/Work Room
SUITE 510	1,968 RSF	4 private Offices, Storage/IT, Break Room
SUITE 530	2,171 RSF	4 Private Offices, Conference Room, Storage/IT, Break Room
SUITE 625	1,096 RSF	Reception, Large Executive Office, Break Area



BUILDING AMENITIES	DINING	HOTELS
Conference Room	Texas Live!	Live! By Loews
Tenant Break Lounge	Mercury Chophouse	Hilton Arlington
Parks Pantry Micro Market	Pappadeaux Seafood Kitchen	Aloft Arlington
	Gino's East	Sheraton Arlington

For Leasing Information

Erik Blais
817.921.8179
eblais@bradford.com

Richmond Collinsworth
972.776.7041
rcollinsworth@bradford.com



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