

SECOND GENERATION

MEDICAL OFFICE

3131 S CENTER ST
ARLINGTON, TX 76014

FOR LEASE

YOUR NAME HERE



COLONIAL
COMMERCIAL REAL ESTATE LLC

*for more information
please contact:*

LIAM DENHOLM
LDENHOLM@COLONIALCRE.COM
CELL: 817-632-6222

All of the information contained has been obtained from sources deemed reliable, no representations or warranty is made to the accuracy thereof. Flyer lasted updated 1.7.2026.

S CENTER

Arlington, TX | 3131 S Center

AVAILABLE:

5,298 SF

PROPERTY DESCRIPTION:

This 5,298 SF former Cook Children's medical suite offers a turn-key layout ideal for medical, dental, or specialty healthcare users. The space includes approximately 12-15 exam rooms, two staff workstations, two break rooms, and multiple private restrooms, supporting efficient clinical and administrative workflow. A spacious waiting area provides a welcoming patient experience.

End-cap positioning delivers excellent street visibility and ample surface parking. Located within one mile of Medical City Arlington, the property sits in a strong medical corridor with excellent referral synergy—an outstanding opportunity for providers seeking a move-in-ready space in a premier Arlington location.

PROPERTY HIGHLIGHTS:

- 12-15 exam rooms
- End-cap space with strong visibility
- Multiple private restrooms
- Two staff workstations & two break rooms
- Spacious waiting area
- Less than 1 mile from Medical City Arlington
- Ideal for medical, dental, or specialty users

LEASING PRICE:

- \$28 PSF + NNN

ZONING

OC - Office Commercial



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD
S Center ST	Holly PkDr N	9,425
E Mayfield Rd	S Center St W	15,535
S Center St	Spring Meadows Dr SE	6,648

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	18,989	140,376	336,929
2024 Average Household Income	\$66,464	\$68,169	\$80,420
2024 Total Households	6,400	48,822	117,295

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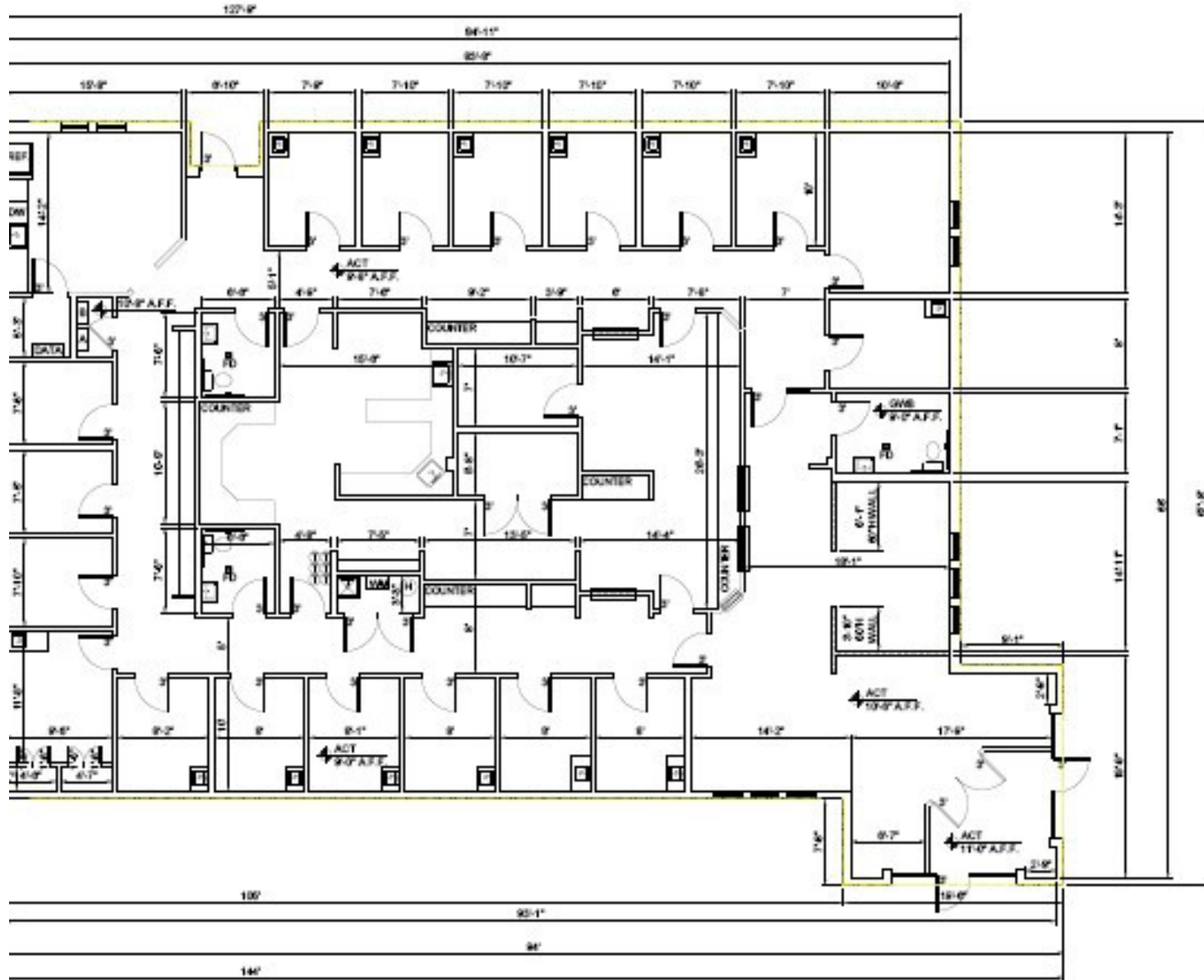
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colonial Commercial Real Estate, LLC 9001810 mberkowitz@colonialcre.com 817-632-6200

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Michael Berkowitz 418682 mberkowitz@colonialcre.com 817-632-6200

Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____