

**UP TO
12,334 SF
FOR LEASE**

700 HIGHLANDER

Arlington, Texas 76015

FLOOR PLANS



CONTACT

Vic Meyer | 817.710.1113 | vmeyer@holtlunsford.com
Reilly Clark | 817.632.6157 | rclark@holtlunsford.com

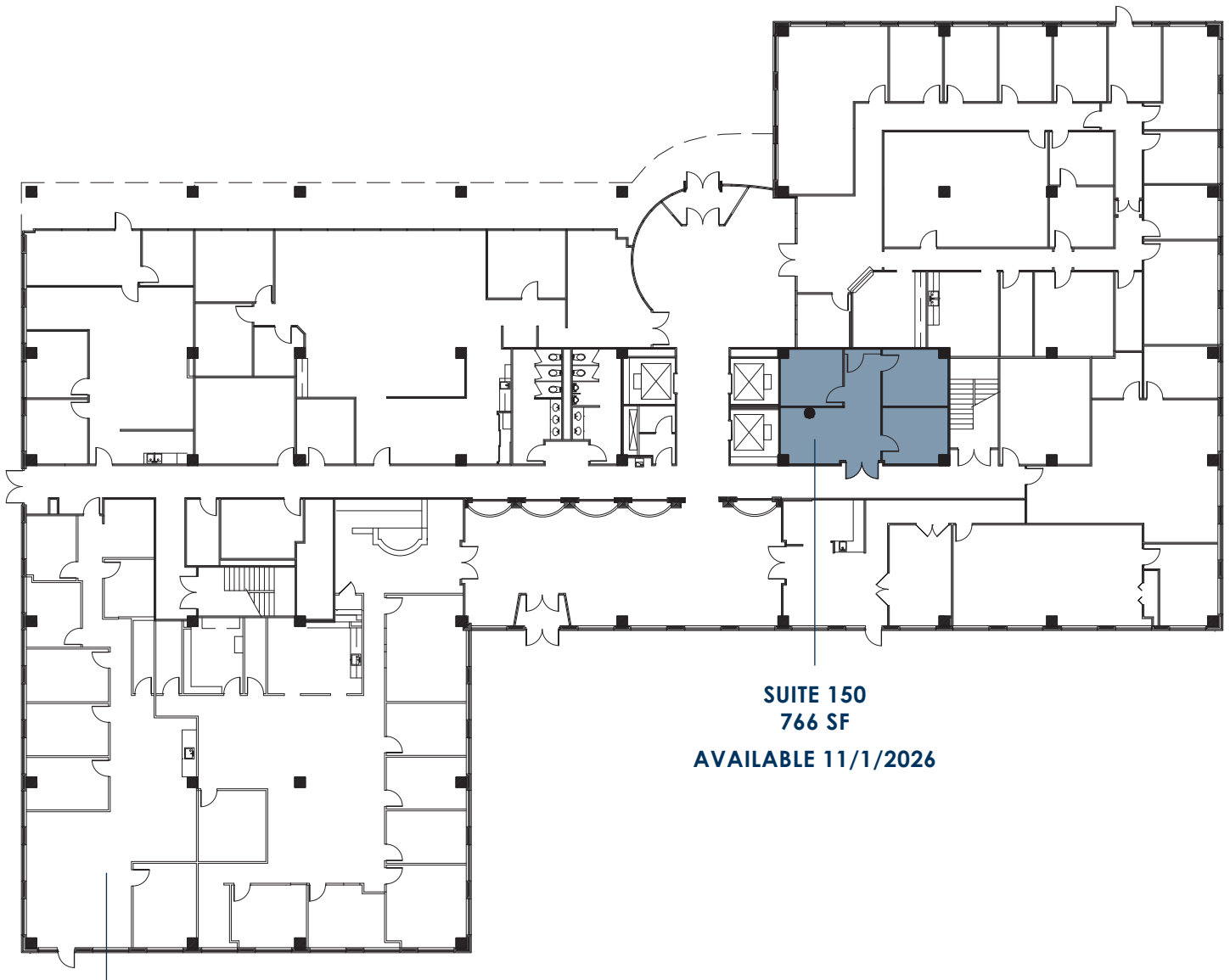
The information is provided by sources deemed reliable, however, Holt Lunsford Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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FLOORPLAN FLOOR 1



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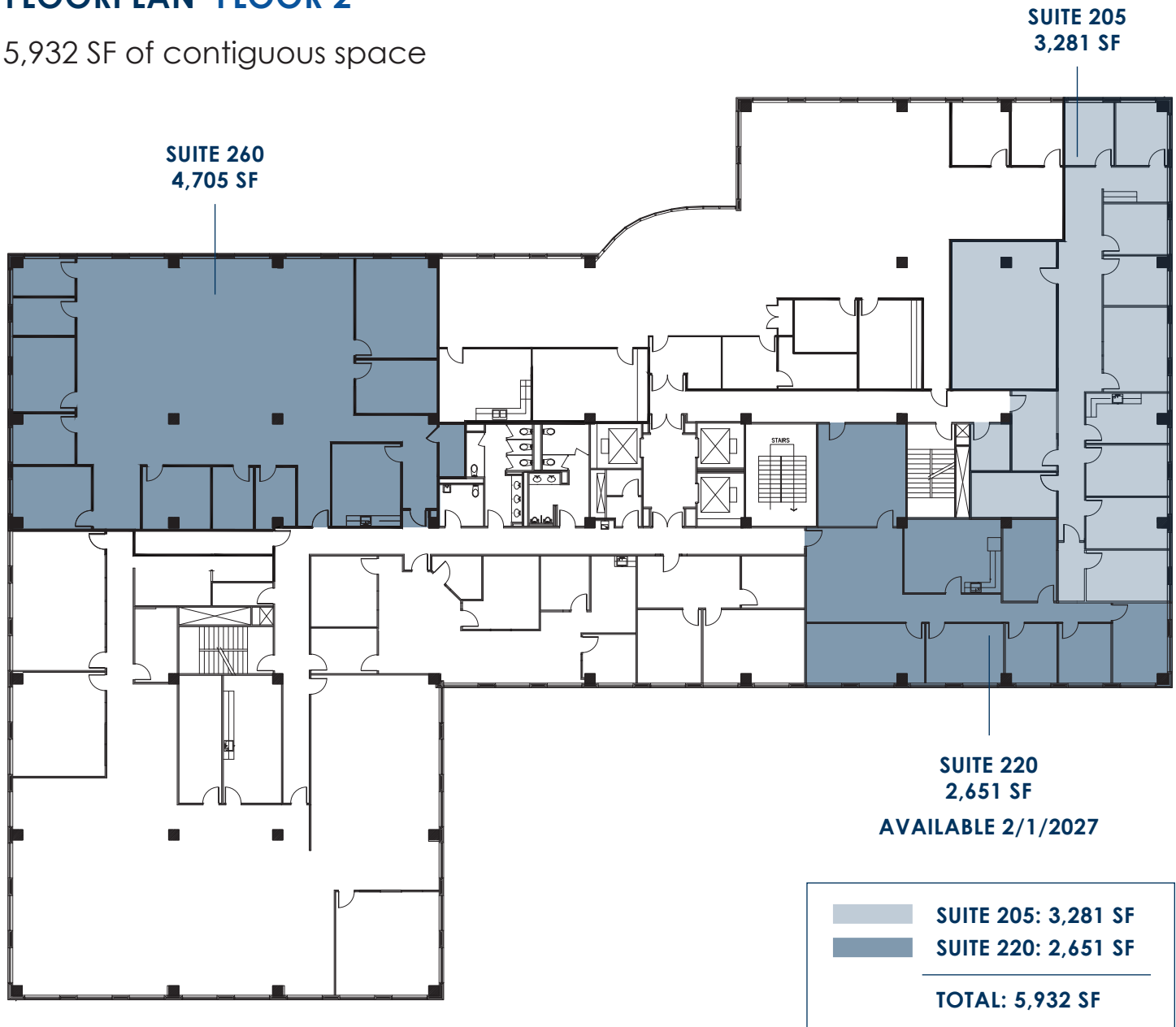
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FLOORPLAN FLOOR 2

5,932 SF of contiguous space



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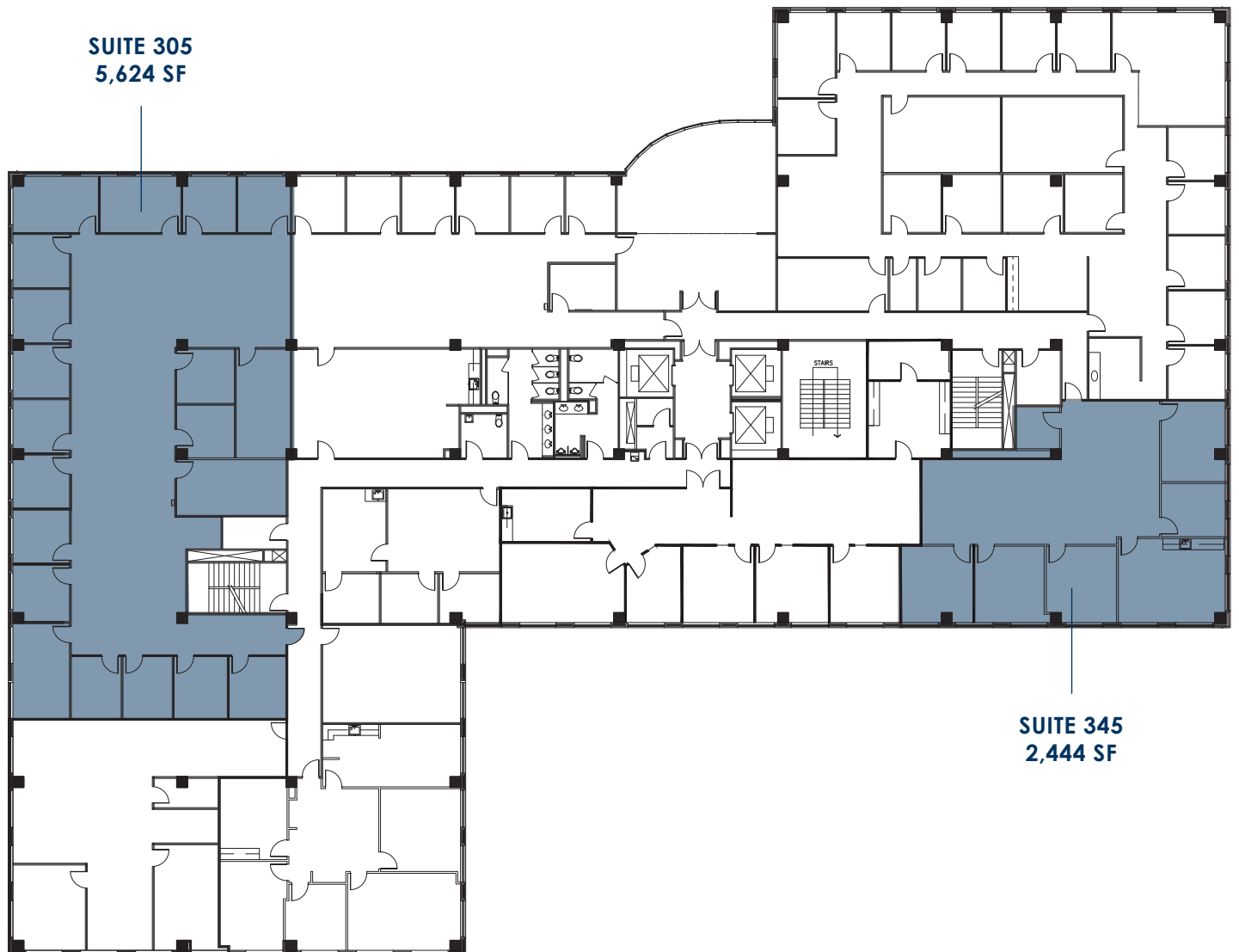
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FLOORPLAN FLOOR 3



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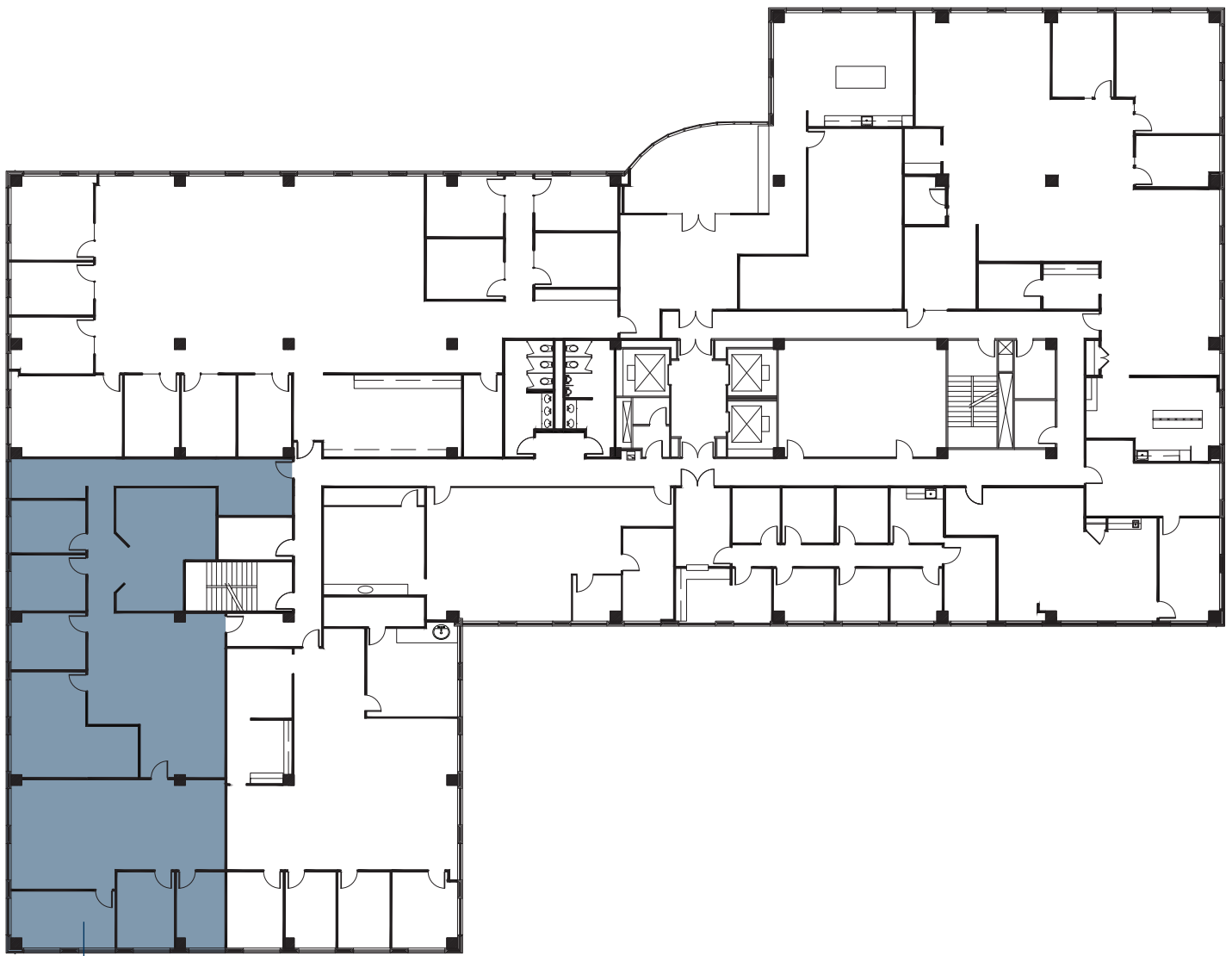
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FLOORPLAN FLOOR 4



**SUITE 425
4,165 SF**

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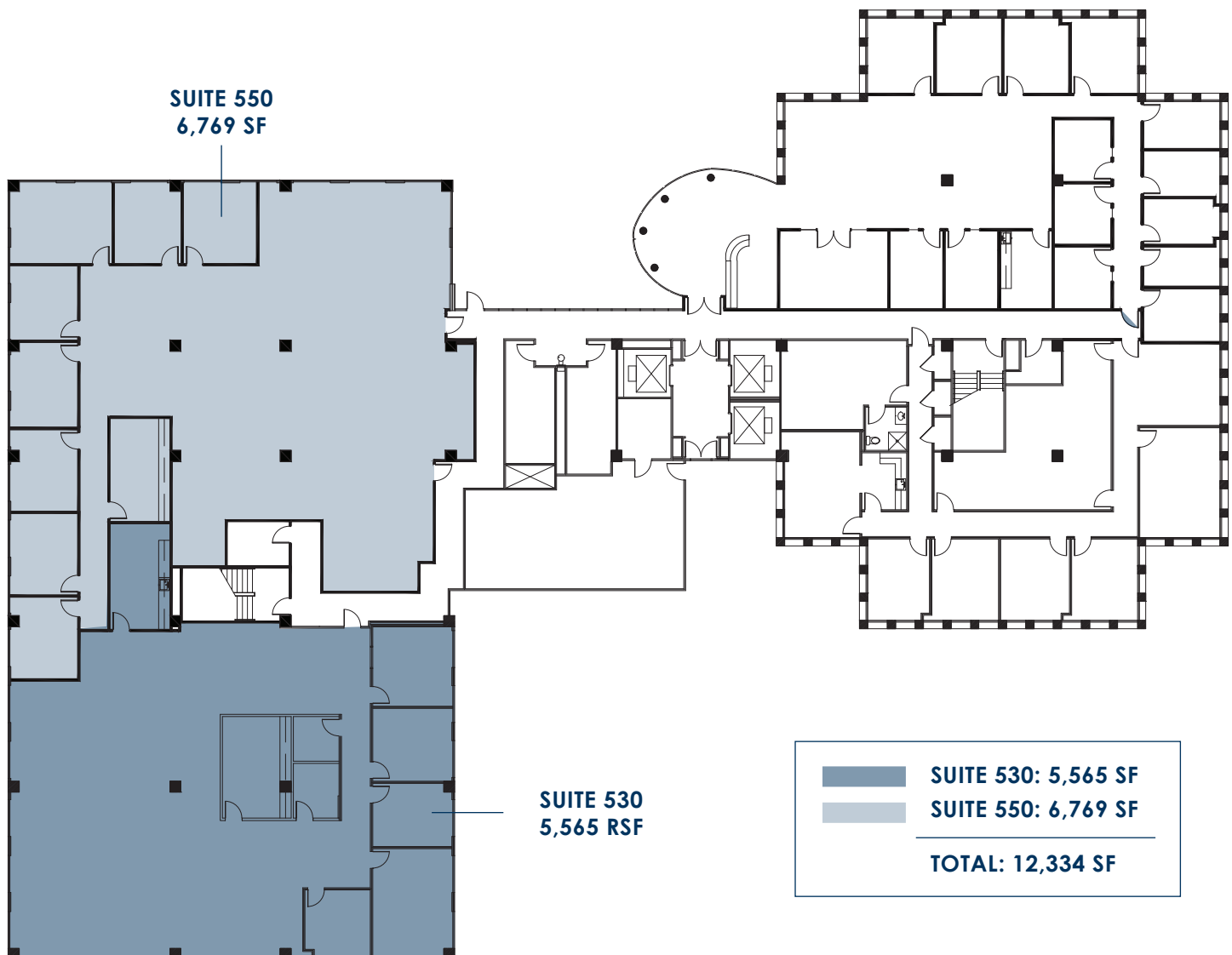
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FLOORPLAN FLOOR 5

12,334 SF of contiguous space



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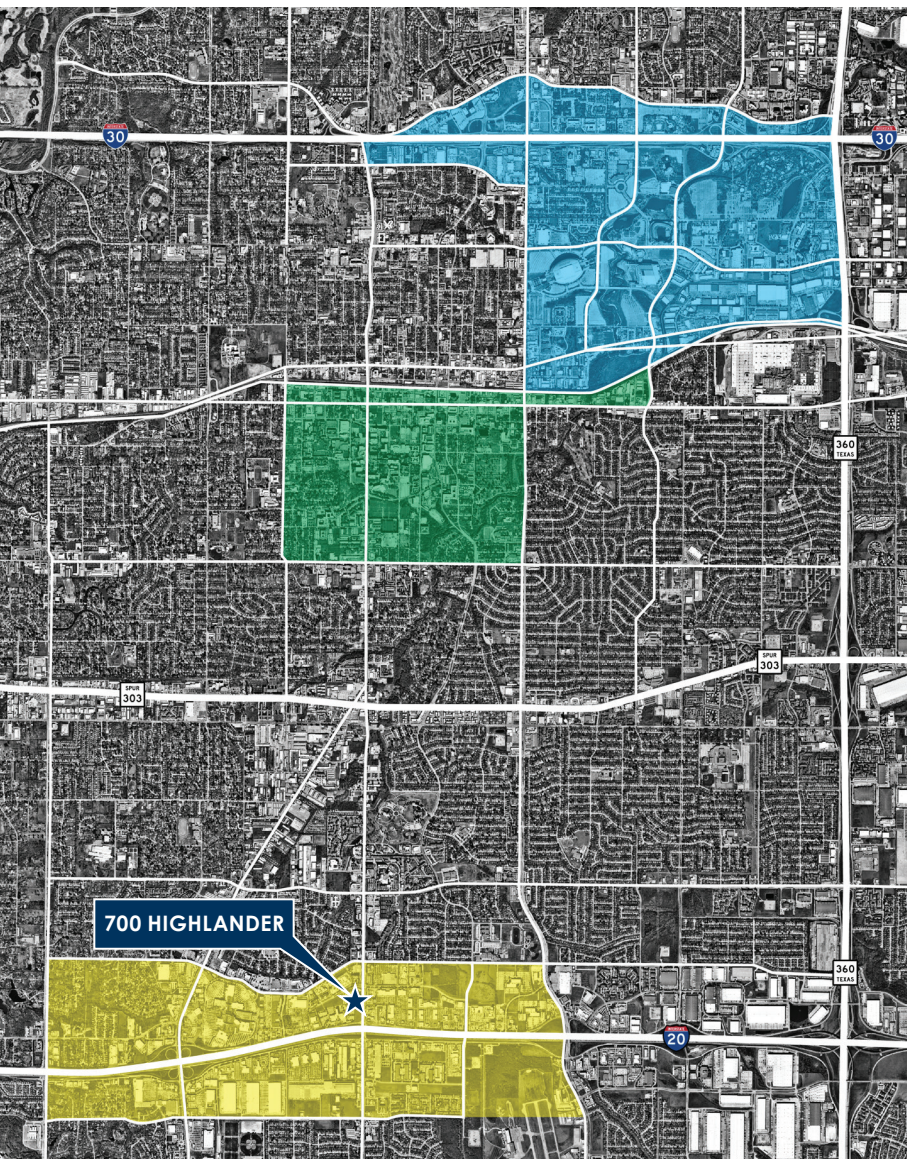
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AMENITY MAP



Arlington Highlands
USMD Hospital
Medical City Arlington
GM Financial
Arlington Municipal Airport
Baylor Orthopedic and Spine Hospital
Costco
Courtyard by Marriott
Residence Inn
La Quinta Inn & Suites
Overture Highlands 55+ Luxury Apartments
The Parks Mall

University of Texas at Arlington
Urban Union
• Legal Draft Beer Company
• Cane Rosso
• Topsy Oak
• Grease Monkey
Arlington City Hall
Levitt Pavilion

Texas LIVE
Live! by Loews Hotel
Choctaw Stadium
Globe Life Field - Texas Rangers
AT&T Stadium - Dallas Cowboys
Esports Stadium
Six-Flags over Texas
Hurricane Harbor
General Motors Assembly



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ARLINGTON HIGHLANDS

Q-201 BJ's Restaurant & Brewhouse
E-101 Chicken Salad Chick
N-110 Dog Haus Biergarten
K-121 Freebirds World Burrito
A-117 India Grill
E-113 Kincaid's Hamburgers
B-101 McAlister's Deli
A-101 Which Wich Superior Sandwiches

O-101 Bar Louie
N-150 Black-eyed Pea
X-415 Bone Daddy's
O-199 Chuy's
N-130 Pinkberry
N-140 Pluckers Wing Bar
Y-421 Red Robin Gourmet Burgers & Spirits
W-401 Walk-On's

K-133 BoomerJack's Grill & Bar
E-149 Cold Stone Creamery
F-137 Gloria's
R-215 P.F. Chang's
E-145 Potbelly Sandwich Works
E-157 Starbucks Coffee
L-101 The Keg Steakhouse + Bar

M-189 Genghis Grill
T-241 Lazy Dog
U-301 Mimi's – Bistro+Bakery
F-149 Piranha Killer Ramen
M-119 The Melting Pot Restaurant
M-141 Torchy's Tacos

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mario Zandstra</u>	<u>312827</u>	<u>mzandstra@holtlunsford.com</u>	<u>972.241.8300</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date