



FOR LEASE

Arwine Court Office Suites

1101 & 1105 Arwine Ct · Euless, TX 76040

Two freestanding brick office buildings · flexible suites · ample surface parking

\$11.95 / SF + electric

modified gross · tenant pays own electric

Two Buildings

± 1,000 – 2,580 SF

On-Site Parking

The Offering

Two well-maintained, freestanding brick office buildings on Arwine Court in Euless — a central mid-cities location with quick access to Hwy 10, 121, and DFW Airport. Both offer private-office layouts ideal for professional, medical, or service users, with on-site surface parking. **1101** is a ready-to-occupy ~1,000 SF suite; **1105** is a larger building that can be leased whole or split into a left or right suite sharing a central common core (meeting room, kitchen, restrooms, and laundry).

Availability & Rates

Space	Rentable SF	Configuration	Annual	Monthly
1101 Arwine Ct, Ste 100	± 1,000	Whole building — turnkey suite	\$11,950	\$996
1105 — Left Suite	± 1,170	W. rooms + pro-rata shared core	\$13,982	\$1,165
1105 — Right Suite	± 1,410	E. rooms + pro-rata shared core	\$16,850	\$1,404
1105 — Whole Building	± 2,580	Entire building (both + core)	\$30,830	\$2,570

Rentable SF for 1105 suites includes a pro-rata allocation of the ± 743 SF shared core. Rate is \$11.95/SF/yr, modified gross; tenant pays separately-metered electric.

Highlights

- Two freestanding brick buildings — strong street presence and signage
- 1105 divisible: lease the whole building, or a left or right suite
- Shared conference/meeting room, kitchen, restrooms & laundry (1105)
- Private-office floor plans — professional, medical, or service use
- On-site surface parking at both buildings
- Central Euless mid-cities location — minutes to Hwy 10 / 121 / DFW

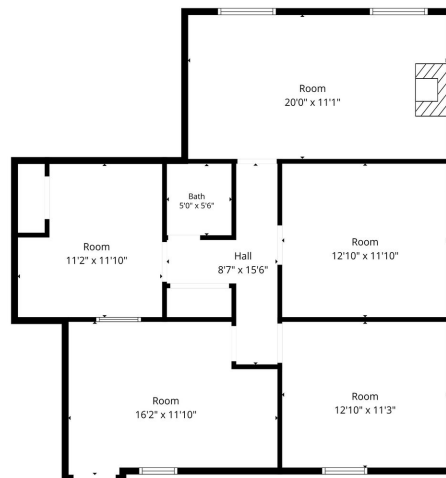
1101 Arwine Court

Suite 100 · Turnkey ~1,000 SF office suite · Euless, TX 76040



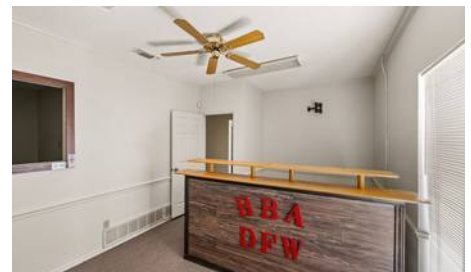
Building	1101 Arwine Ct, Ste 100
Rentable SF	± 1,000 SF
Type	Office (brick)
Layout	5 offices + hall + bath
Rate	\$11.95/SF + elec.
Monthly	± \$996 /mo
Parking	On-site surface

Floor Plan



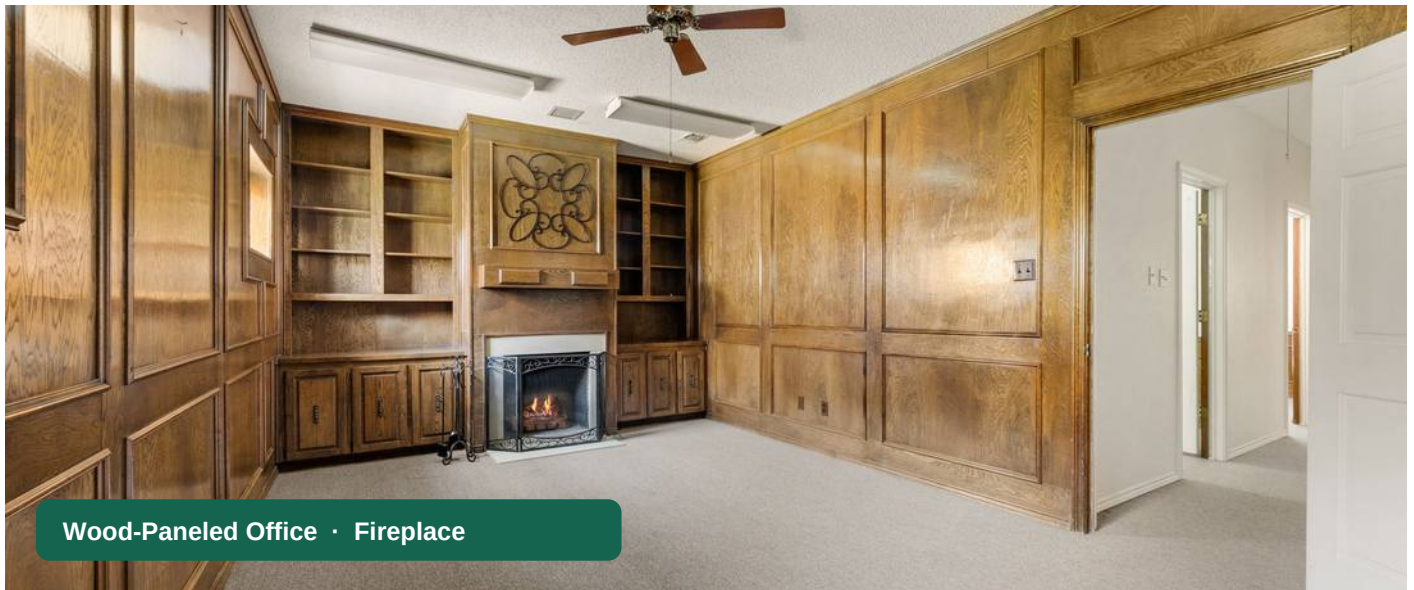
Measurements Deemed Highly Reliable But Not Guaranteed.

A ready-to-occupy single-suite building of roughly 1,000 SF — private offices, a central hall, and a restroom. Ideal for a professional or small service tenant wanting a freestanding presence with its own entrance and parking.



1101 Arwine Court — Interior

Suite 100 · wood-paneled office with fireplace · private-office layout



Private entrance



Office · wainscoting



Office · wainscoting



Reception area



Restroom



Morrisdale Square

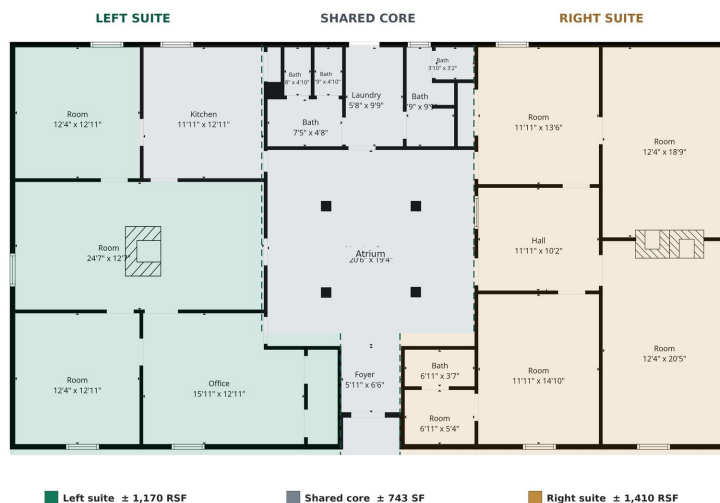
1105 Arwine Court

Lease the whole building — or a left or right suite · Eules, TX



Building	1105 Arwine Ct
Whole SF	± 2,580 SF
Left suite	± 1,170 RSF
Right suite	± 1,410 RSF
Shared core	± 743 SF
Rate	\$11.95/SF + elec.
Min divisible	± 1,170 SF

Floor Plan



Measurements Deemed Highly Reliable But Not Guaranteed.

Flexible divisibility. Take the entire ± 2,580 SF building, or lease just the **left suite (± 1,170 RSF)** or **right suite (± 1,410 RSF)** — the two suites share a central core with a large meeting room, kitchen, restrooms, and laundry (shaded gray above). Minimum divisible ± 1,170 SF. Shared-core square footage is allocated pro-rata into each suite's rentable area.



1105 Arwine Court — Interior

Shared atrium with skylight · wood-paneled offices with fireplaces



Atrium — waiting area



Wood-paneled office · fireplace



Executive office · fireplace



Paneled office · fireplace



Wood-paneled office



Kitchen / break area

Lease Terms

Rental rate	\$11.95 / SF / year
Lease type	Modified gross — landlord maintains shared/common areas
Utilities	Tenant pays own electric (separately metered / sub-metered)
Term	Negotiable
Availability	Immediate
Parking	On-site surface parking, both buildings
1105 divisibility	Whole building (± 2,580 SF), Left (± 1,170 RSF), or Right (± 1,410 RSF)
1101	± 1,000 SF whole-building suite

Schedule a Tour

For additional details and showings, contact:

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All square footages are approximate and derived from floor-plan measurements (deemed reliable but not guaranteed); tenant to verify. Rates and terms subject to change and to owner approval. Information herein is believed accurate but is not warranted.