

Arlington User/Investor Office Opportunity

THE OFFICES AT GREEN OAKS

1950 NE Green Oaks | Arlington, TX 76006



PRICE REDUCTION - \$4,250,000 (\$119 PSF)



Dallas CBD

360

Ballpark Way

Subject Property

NE Green Oaks Blvd

Brown Blvd



The Offering

Transwestern is pleased to present for sale of The Offices at Green Oaks, a 35,692 SF office building located in the City of Arlington, Texas, in the heart of the Dallas/Fort Worth Metroplex. Located along Green Oaks Boulevard and Brown Boulevard, within prestigious North Arlington, the property features outstanding access to Highway 360 and Interstate 30 and is equidistant to the cities of Dallas and Fort Worth.

With a 24,888 SF space becoming available upon sale, this rare ownership opportunity offers users or investors a well-located premier office asset to call home. The remaining 10,844 SF is currently leased thru 7/2028 and provides future expansion opportunity while also providing income to offset current building operating expenses. Offered at significantly below replacement cost, the property's close proximity to dense neighborhoods, new residential developments, retail and Arlington's premier office and entertainment districts, makes it an ideal local/regional HQ destination.

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About the Property

Property Summary	
Address	1950 NE Green Oaks, Arlington, TX 76006
Building Size	35,692 SF
Land Parcel	2.59 acres
Year Built	2002
Stories	1
Parking Ratio	3.92/1,000
Percentage Leased	30% (upon sale)
Tenant Spaces	2
Reduced Price	\$4,250,000 (\$119 PSF)



Offering Highlights

INCOME PRODUCING HQ OPPORTUNITY

With +/- 25K SF available for immediate occupancy and +/- 11K SF currently leased, a new owner/user has the opportunity to expand into full building occupancy, or continue leasing the remaining space to offset building operating expenses.

STRONG TENANCY

The existing tenant, Green Oaks Dialysis Center is part of Innovative Renal Care (IRC), a comprehensive kidney care company with more than 230 dialysis clinics in 28 states, serving more than 16,000 patients. Their current lease runs thru July, 2028.

MISSION CRITICAL LOCATION

The property is adjacent to Arlington's primary business district along the Interstate 30 and Highway 360 corridors, home to a thriving business community and the HQ of American Airlines. The property is also surrounded by a multitude of residential options and new residential developments, including the 2000 acre Viridian Community development.

STRONG EMPLOYEE BASE

Located in the heart of the DFW Metroplex and home to University of Texas at Arlington, the fast growing City of Arlington has become a hotbed for a young, well-educated talent.

ENTERTAINMENT CAPITAL OF TEXAS

The City of Arlington is known as the Entertainment Capital of Texas due to its multitude of entertainment venues including AT&T Stadium, home to the Dallas Cowboys, Globe Life Park, home to the Texas Rangers, Six Flags over Texas, Six Flags Hurricane Harbor water park, and the ever-growing Texas Live! entertainment district.

DISCOUNT TO REPLACEMENT COSTS

Offered significantly below current replacement cost of \$350+ PSF.





The Offices at Green Oaks - Interior Photos



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Building Specifications

Site Information

- Lighted building identity sign at site entry with major tenant identity
- Three (3) plazas at entries with decorative paving
- Decorative entry walk
- 4.0/1,000 parking ratio (140 spaces, 26 covered)
- Fronts on Green Oaks and Brown Boulevards
- Heavily landscaped site with three site entry points

Ceiling

- Ceiling height 10'-0" (with 10'0" full height glass)

Windows

- Typical window mullions are 2" x 4 1/2" clear anodized aluminum, 8'-0" wide x 10'-0" high
- Vertical blinds - "Louver-Drape," perforated vinyl, 2 1/2" wide

Electrical

- Pad mounted transformer with meter
- 1000 amp, 480/277 volt electrical service, based on 15 watts per square foot of building area
- The main distribution panel has a 100 amp disconnect switch to serve common area loads (site lighting, exterior building lighting) with space for five (5) 200 amp fused disconnect switches to serve tenant loads

Exterior Building Finishes

- Steel frame with Austin stone veneer
- Dark gray 1/4" glass with aluminum mullions
- Twelve (12) foot high tenant entries with entry lighting

Entrance Doors

- Clear anodized aluminum with tempered glass

HVAC

- 20 Roof top units (Suite 100-13 RTUs/ Suite 190-7 RTUs)

Roof

- Joist girders, bar joist roof system and metal deck with 3-ply built-up roof on R-14 polyisocyanurate

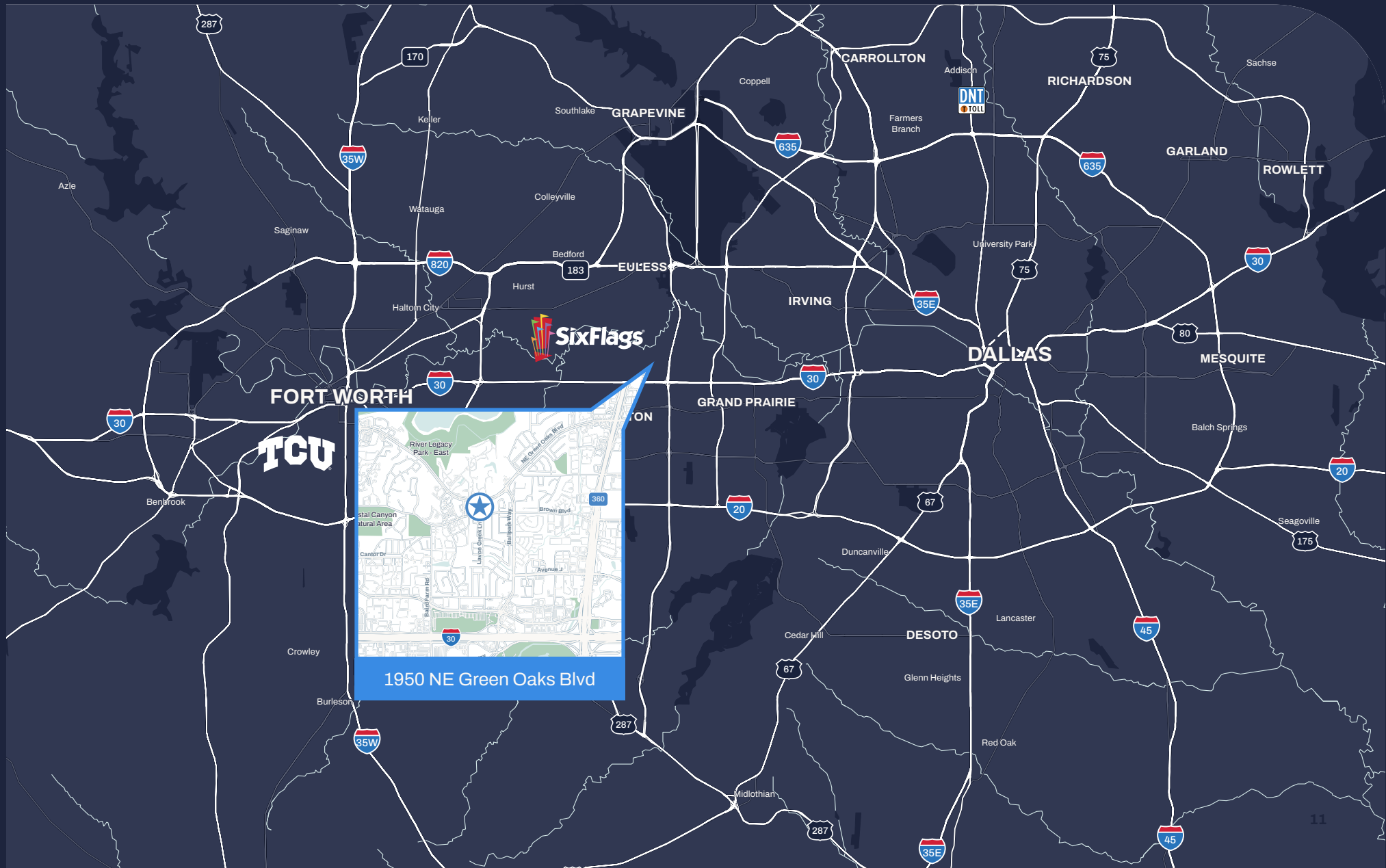
Fire Safety

- Automatic fire sprinkler system
- Fire alarm system monitors sprinkler flow and tamper switches and has ADA/ TAS audio/visual devices

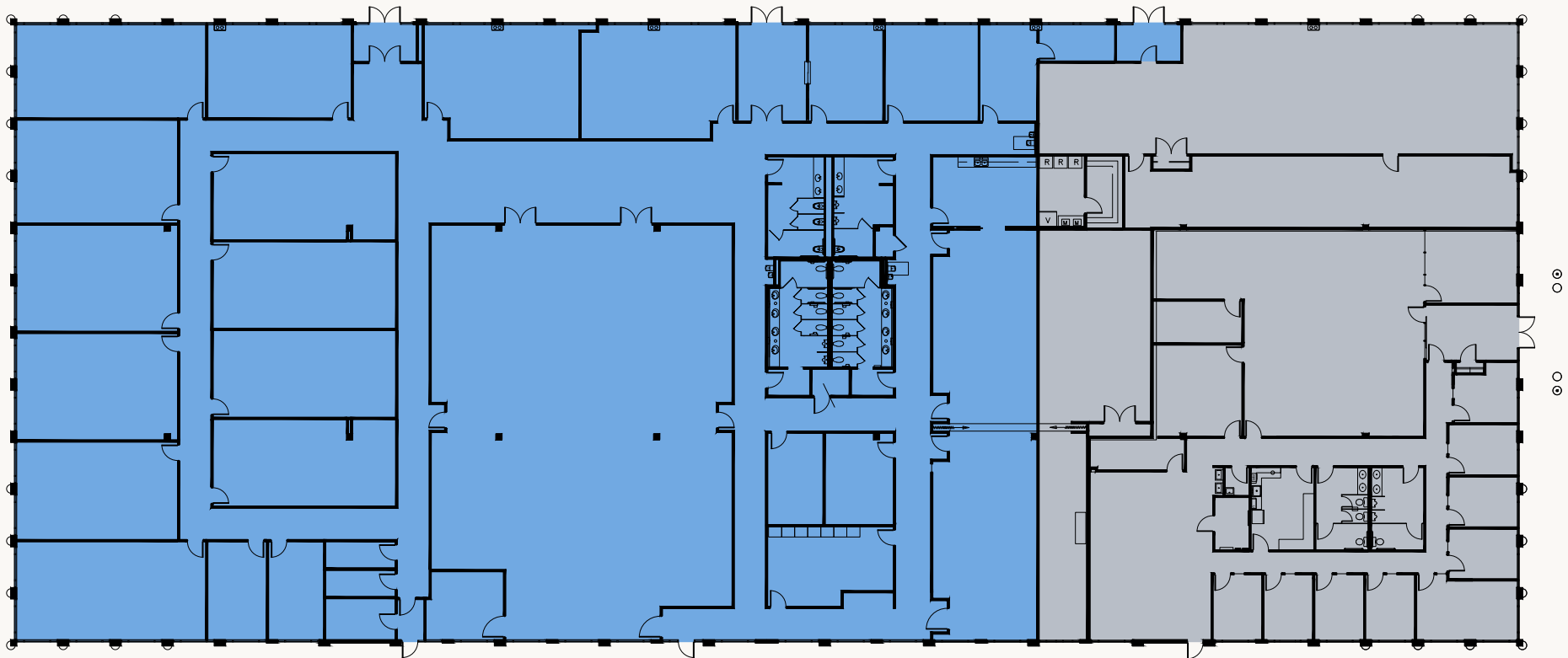
Exterior Lighting

- Pole mounted, 400 watt metal halide, cut-off type fixtures equal to Kim Archetype installed on 22"-6" painted steel poles

Location Map



Floorplan

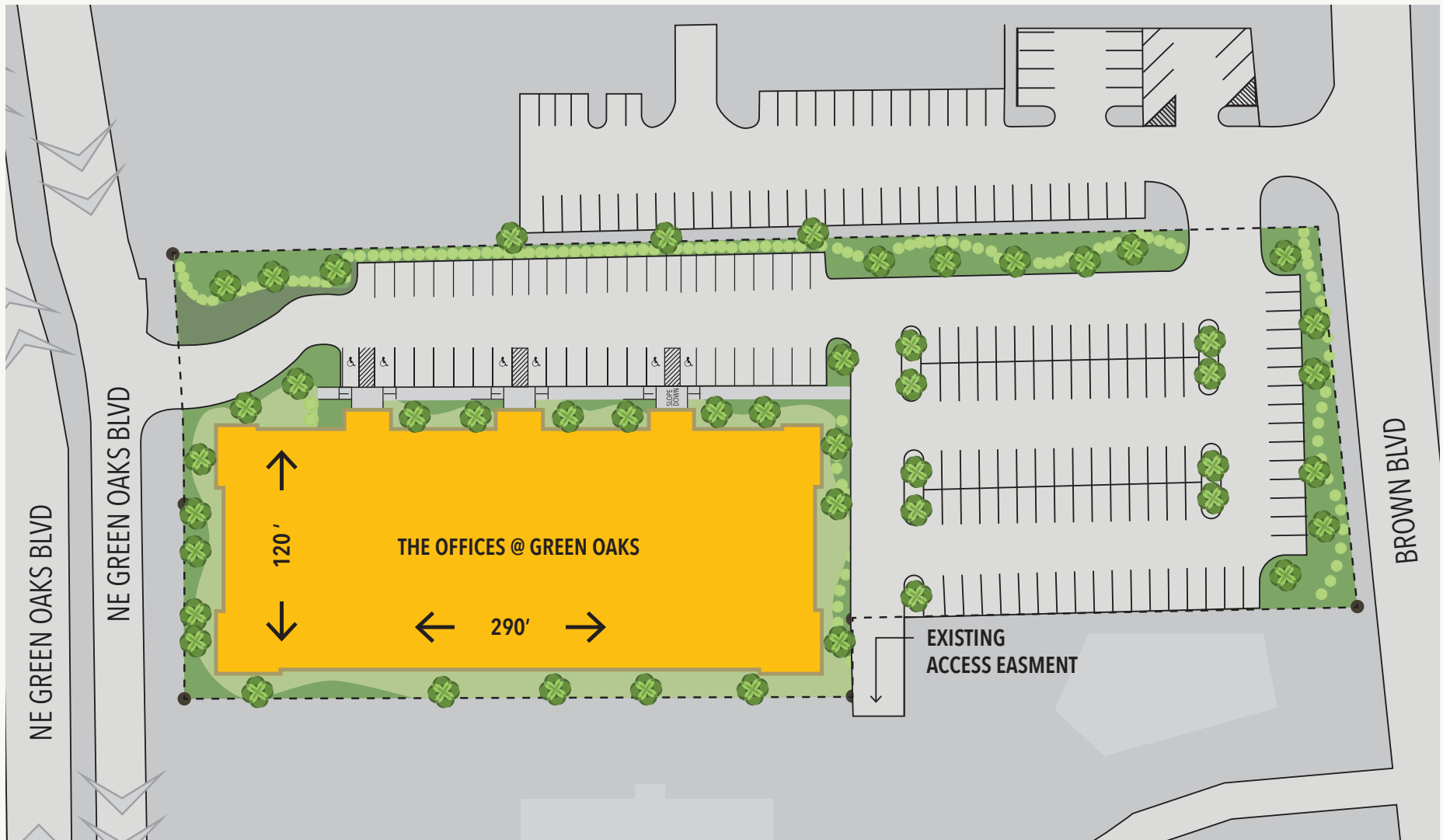


Suite 100
24,888 SF

Green Oaks Dialysis Center

Suite 190
10,804 SF
Expiring 7/31/2028

Site Plan



Economic & Area Overview



Brown Blvd

Subject Property

NE Green Oaks Blvd

Arlington Area Overview



Minutes from DFW Airport, the 4th busiest international airport in the world by aircraft movement.



Numerous major corporations have large operations in Arlington.



The University of Texas at Arlington is the 2nd biggest in the UT system. UTA has research centers in automation, robotics, artificial intelligence, and other growing fields.



Arlington's Entertainment District is a 90k SF lifestyle center with over 25 restaurants, 50 stores, and entertainment including a comedy club and movie theatre.



Arlington Area Overview



Viridian Park boasts a 2,000-acre master plan housing community that includes five major lakes, 500 acres of open space and an additional 500 acres of lakes, rivers, streams and wetlands. Nature is the heartbeat of Viridian, and sustainability is a way of living.



Globe Life Field is the home of the Texas Rangers Baseball team. Opened in 2020, the stadium has 1.8 million SF and a retractable roof to accomodate not obly baseball games but major concerts and events



Six Flags Over Texas is a 212-acre theme park showcasing 40+ rides, shows, dining, and shopping. Six Flags Hurricane Harbor is home to 20+ water rides.



AT&T Stadium, home to the world famous Dallas Cowboys football team, can seat up to 100,000 fans and hosts numerous sporting and musical events throughout the year.





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