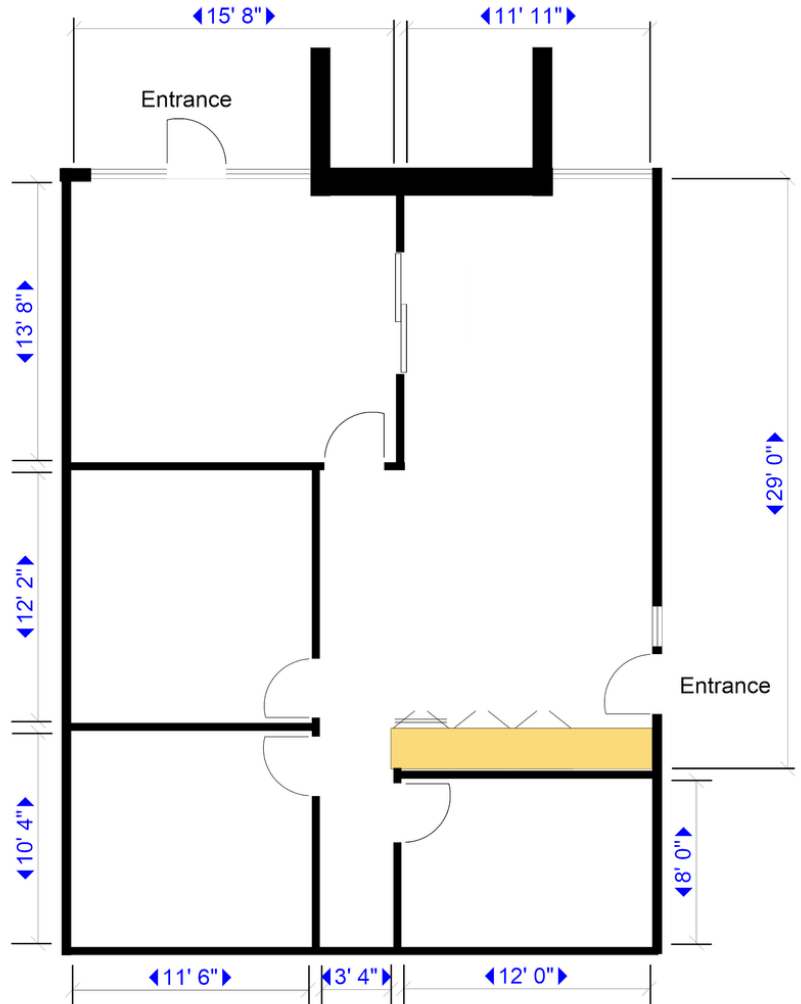


# WESTGATE PLAZA

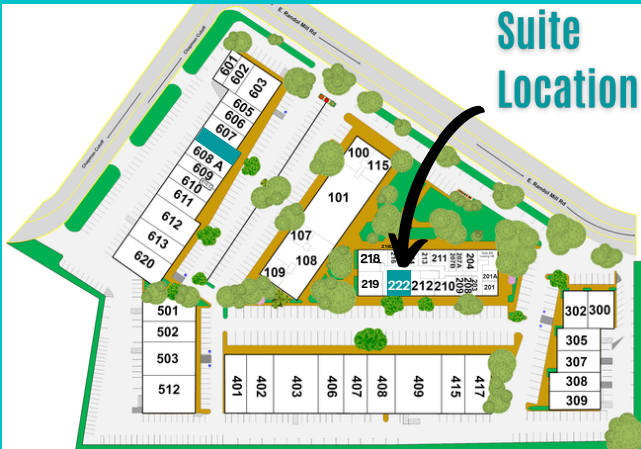


Work Hard, Play Hard. Where Business Gets Done

Centrally located - Less than a minute drive from Interstate-30, State Highway-360, TX-157, 5 minutes from TX-183, 15 minutes from Interstate-20, and only 12 minutes from the Dallas/Fort Worth International Airport.



Suite Location



Current Layout.  
Basic Customizations can be made to the layout.

Premier Business Location  
Class A Buildout

Suite 222 FULL SERVICE OFFICE (all bills paid) 1,415 SQFT

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# WESTGATE PLAZA

JW Management



Commercial Property  
Management

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## Class A Finish Outs

The Westgate Plaza location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and invested over \$2,500,000.00 so far over the last 5 years in property improvements. Our 2023 maintenance & property beautification programs are fully budgeted.

The finish outs include high-end Timely prefinished metal frames with solid core birch finish doors. The ceilings are 2' x 2' reveal edge tiles. LED energy-efficient motion-activated lighting throughout the offices. High-end replaceable carpet tiles are used. Breakroom high-end cabinetry products feature soft-close hinges and dovetail drawers with quartz countertops, under-mount stainless steel sinks, and delta faucets with integrated pull-down spray handles. Optional upgrades are available.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-39 insulation value. The well-lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

# WESTGATE PLAZA



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## WESTGATE PLAZA



Within walking distance to:

- Texas Live Restaurants
- Texas Rangers
- Dallas Cowboys
- Loews Hotel
- Arlington Convention Center
- Concerts & Entertainment



- Centrally Located
- Friendly On-Site Management
- Subway Sandwich Shop on Property



Visit our property to learn more about Westgate Plaza