



GOVERNORS ROW - 2003

2003 E Lamar Blvd, Arlington, TX 76006



OFFERING SUMMARY

AVAILABLE SF:	3,043 RSF
MINIMUM DIVISIBILITY:	943 RSF
MAXIMUM CONTIGUOUS:	2,100 RSF
LEASE RATE:	\$18.00 PSF Plus Electricity
PARKING RATIOS:	4.50 / 1,000 SF
YEAR BUILT:	1985
BUILDING SIZE:	8,400 SF
MARKET:	Dallas / Fort Worth
SUBMARKET:	Arlington

PROPERTY OVERVIEW

Attractive 4.8 acre professional office park with Georgian style architecture in a lush green campus setting. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options.

PROPERTY HIGHLIGHTS

- 2,100 RSF First Floor Space Available
- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Close proximity to restaurant and retail
- Easy access to Interstate 30 and Highway 360
- Local and Responsive Management

KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

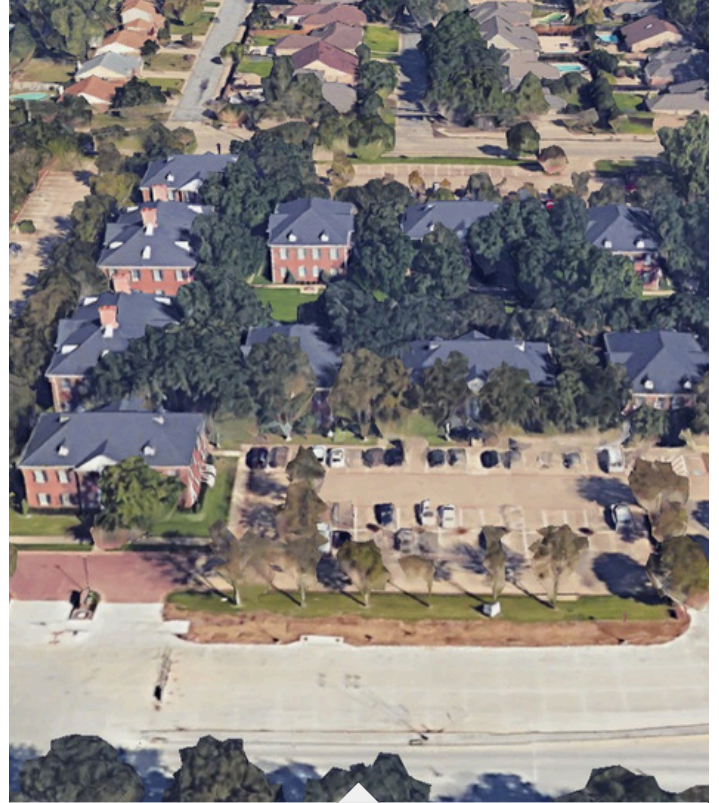
Each Office Independently Owned and Operated kwcommercial.com

GOVERNORS ROW - 2003

2003 E Lamar Blvd, Arlington, TX 76006



Property Name	Governors Row
Property Type	Professional / Medical Office
Property Sub-type	Retail Office
Property Size	4.8 Acres
Building Class	B
Year Built	1985
Architectural Style	Georgian
Number Of Buildings	10



Attractive 4.8 acre professional office park with Georgian style architecture in a lush green campus setting. The property is beautifully landscaped with plenty of trees and open lawn areas to enjoy. There is an abundance of parking available, and the property is surrounded by a diverse selection of retail, restaurant, and hotel options. Located within Arlington's entertainment district with quick access to both Interstate 30, Highway 360 and approximately 15 minutes to Dallas Fort Worth International Airport.

- Attractive Campus Setting
- Abundant Parking
- 24/7 Access
- Individual Climate Control
- Local and Responsive Management
- Great Access to I-30 and Highway 360
- In close proximity to major retailers, restaurants, and hotels
- Minutes from Dallas/Fort Worth International Airport
- Centrally located between Dallas and Fort Worth Central Business Districts

KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GOVERNORS ROW - 2003

2003 E Lamar Blvd, Arlington, TX 76006



KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

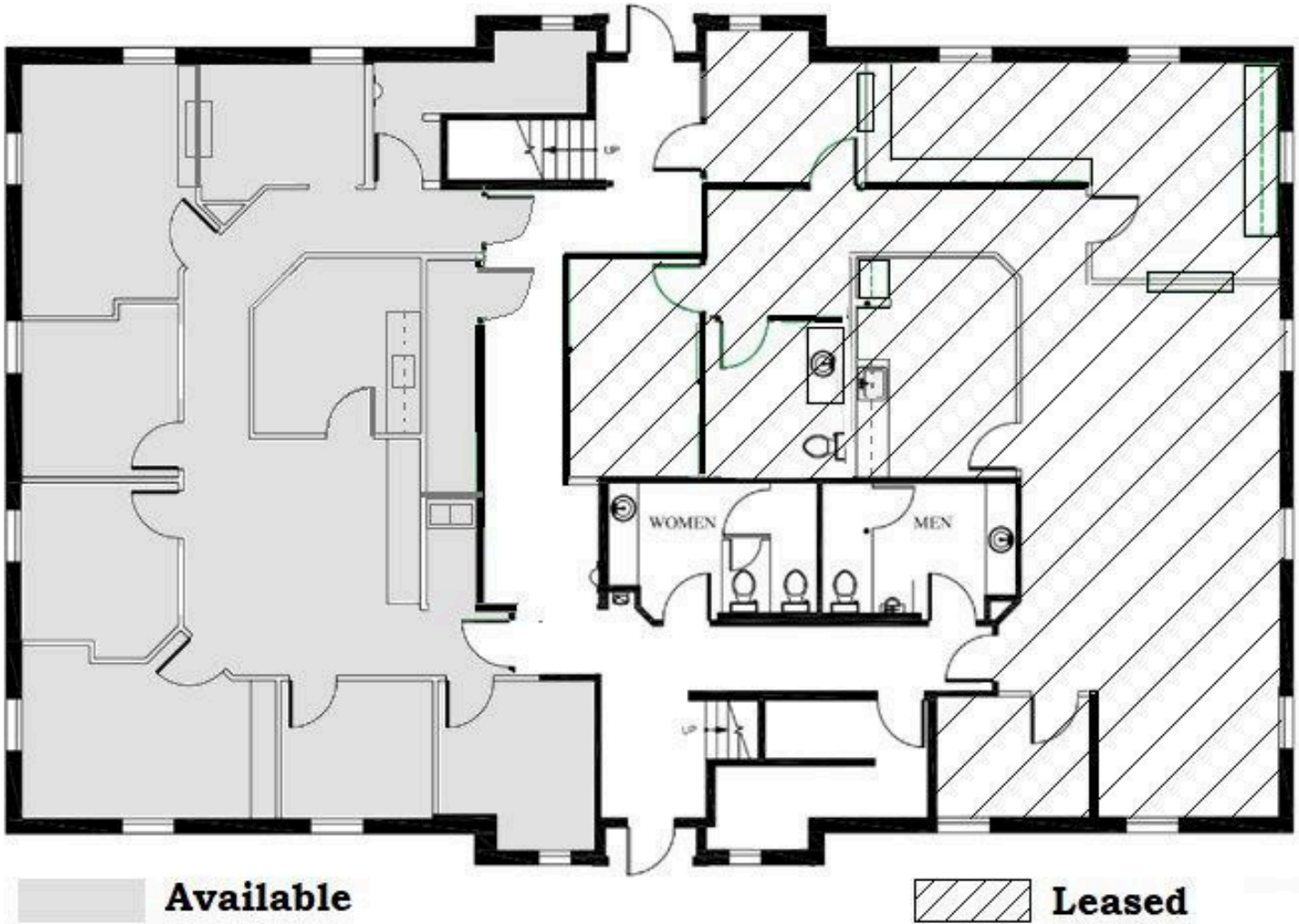
WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GOVERNORS ROW - 2003 1ST FLOOR

2003 E Lamar Blvd, Arlington, TX 76006



KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

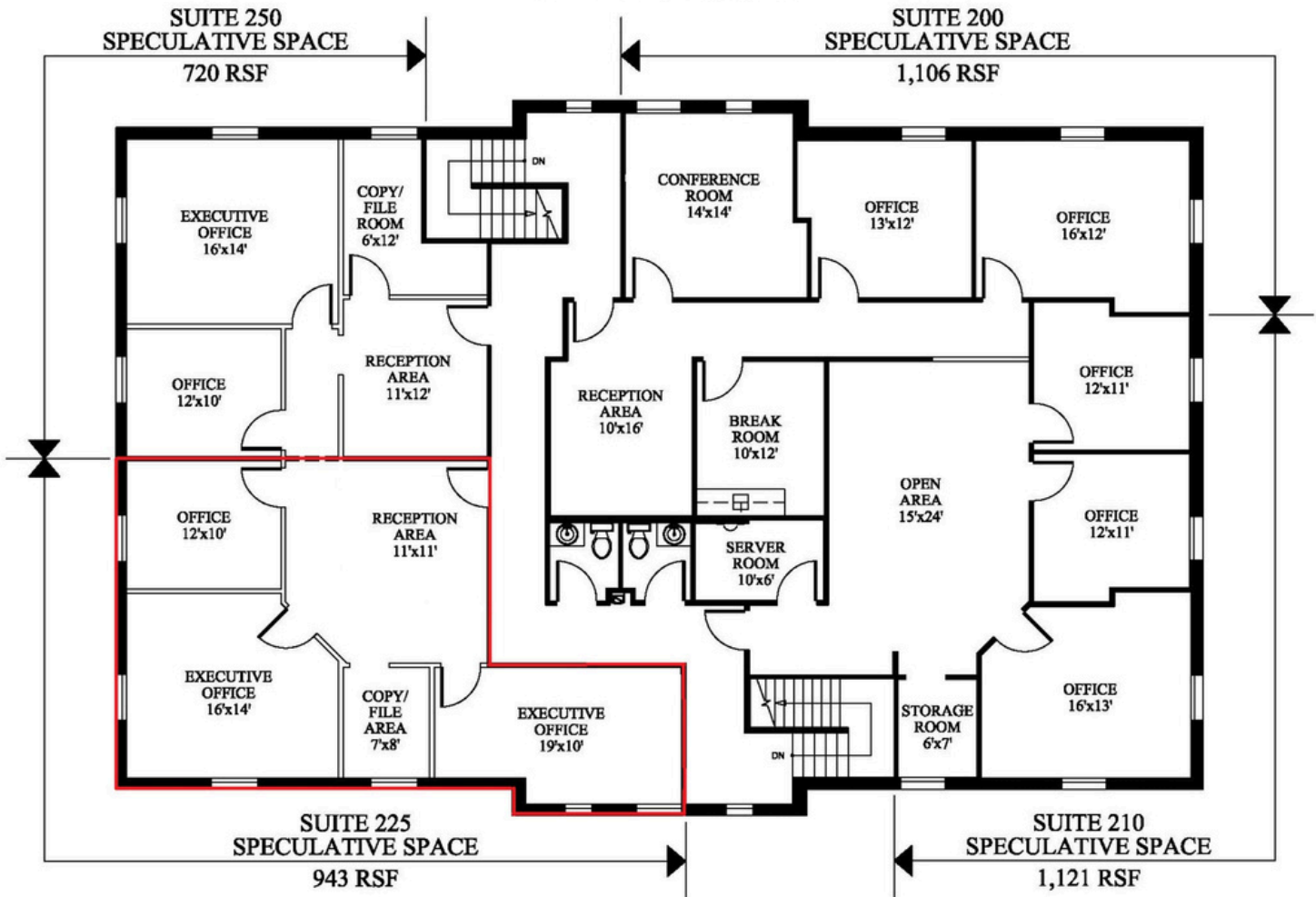
GOVERNORS ROW - 2003 2ND FLOOR

2003 E Lamar Blvd, Arlington, TX 76006



GOVERNOR'S ROW

2003 Lamar Street, Arlington, Texas



— EXISTING WALLS TO REMAIN
= NEW WALLS

2ND FLOOR

Scale: 3/32"=1'-0"

All dimensions and square footages are approximate.

September 13, 2012



THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

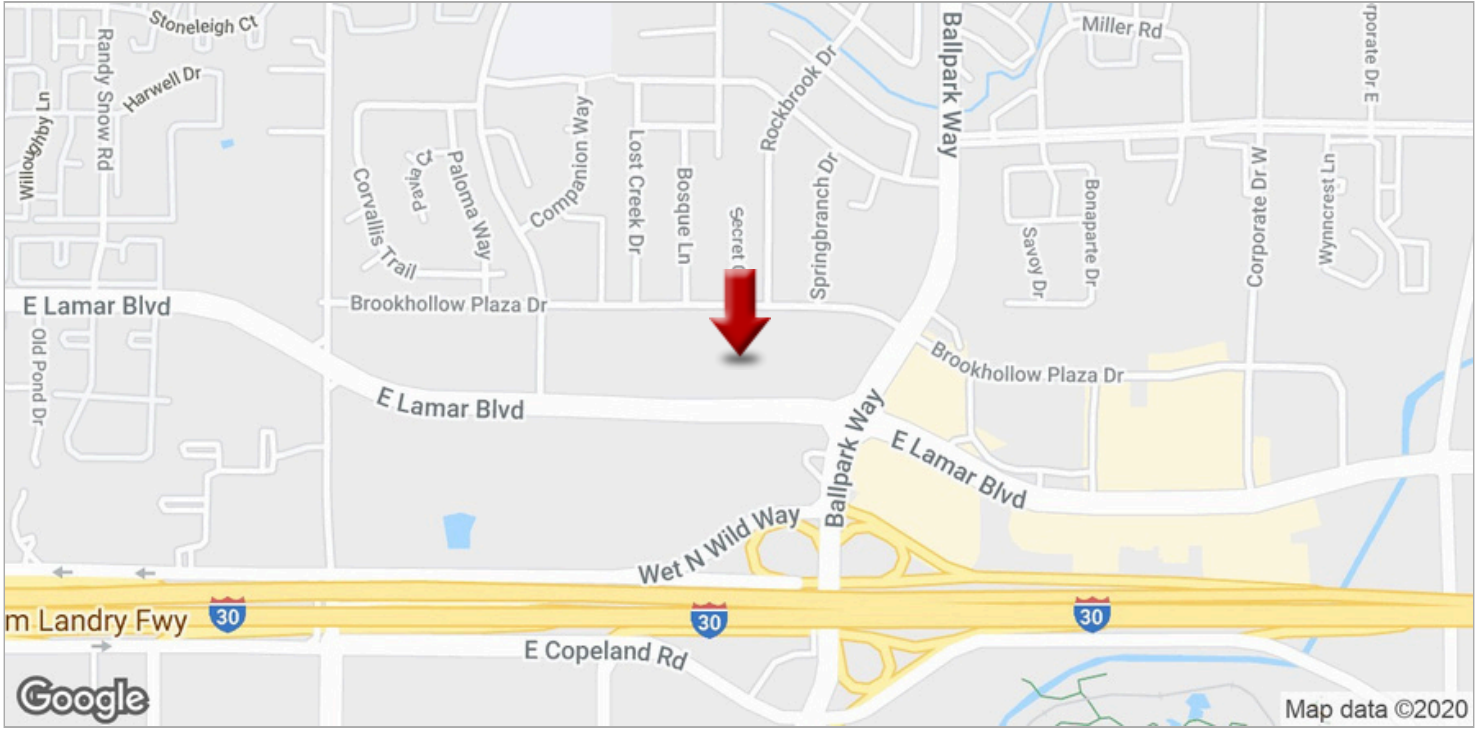
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



GOVERNORS ROW - 2003

2003 E Lamar Blvd, Arlington, TX 76006



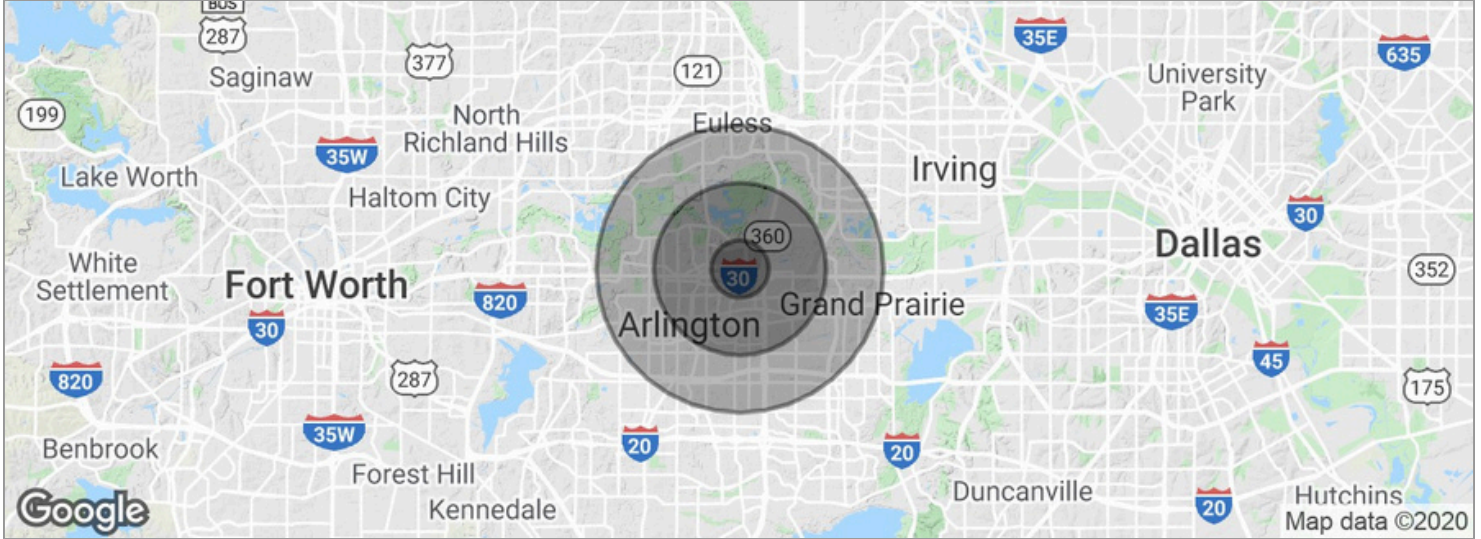
KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GOVERNORS ROW - 2003

2003 E Lamar Blvd, Arlington, TX 76006



POPULATION	1 MILE	3 MILES	5 MILES
Total population 2024	14,686	111,543	273,586
2029 Population Projection	15,439	117,829	286,963
Annual Growth 2024-2029	1%	1.1%	1%
Median age	35.5	33.3	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households 2024	7,423	46,461	105,369
# of persons per HH	1.9	2.3	2.5
Average HH income	\$69,148	\$74,911	\$71,869
Average house value	\$231,980	\$263,157	\$236,473

* Demographic data obtained from CoStar

KWCOMMERCIAL
501 W President George Bush Hwy
Richardson, TX 75080

WAYNE MURPHY
Director / Associated Broker
C:469.951.7620
Wayne.Murphy@DILIGENTcre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

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

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.

ABROKER'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:
 - 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.

Keller Williams Central 75	0567902	klrw746@kw.com	(469)467-7755
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	(469)467-7755
Designated Broker of Firm	LicenseNo.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	(469)467-7755
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Wayne Murphy	565414	Wayne.Murphy@DILLIGENTcre.com	(469)951-7620
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0