

# ARLINGTON BUSINESS PARK

at Westgate Plaza

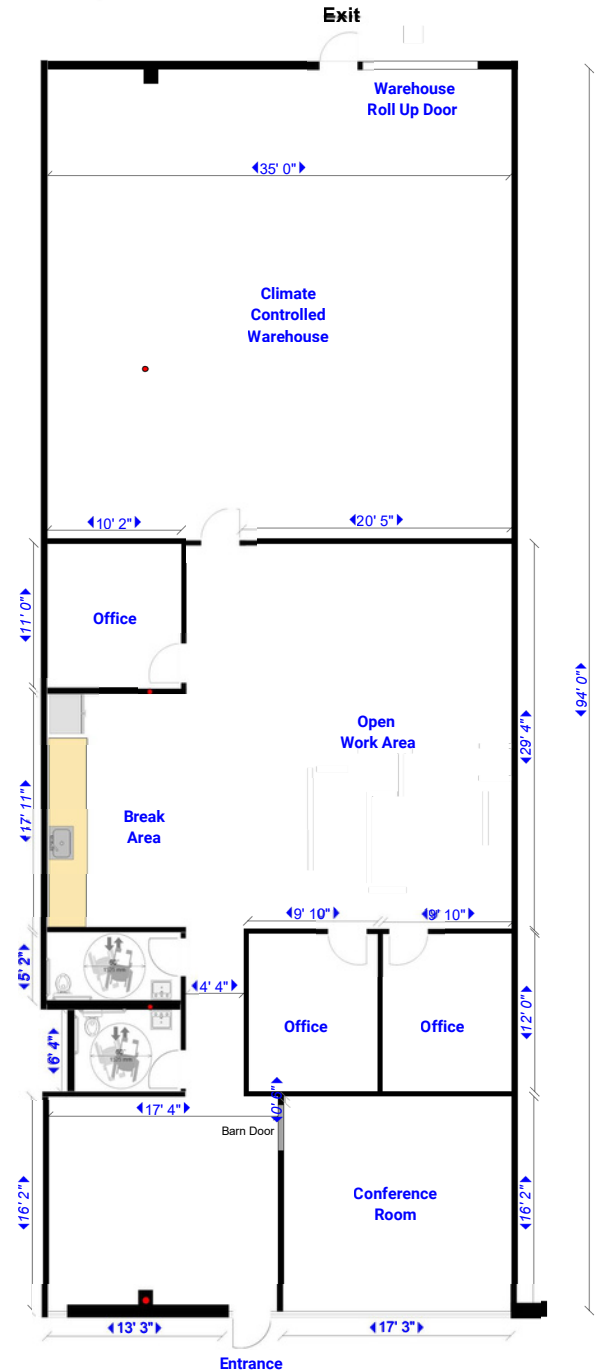


Work Hard, Play Hard. Where Business Gets Done

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.



**Sample Layout.  
Customizations can  
be made**



**Suite 406**

**OFFICE FLEX / WAREHOUSE**

**3,579 SQFT**

**Schedule Your Tour TODAY!**

[www.jwmgmt.com](http://www.jwmgmt.com)

# ARLINGTON BUSINESS PARK

at Westgate Plaza

JW Management



Work Hard, Play Hard. Where Business Gets Done



## Class A Finish Outs

The Westgate Plaza location is centrally located and excellent for business. The building's finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting in the properties and has invested over \$3,000,000.00 in property improvements over the last five years. Our 2026/27 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.

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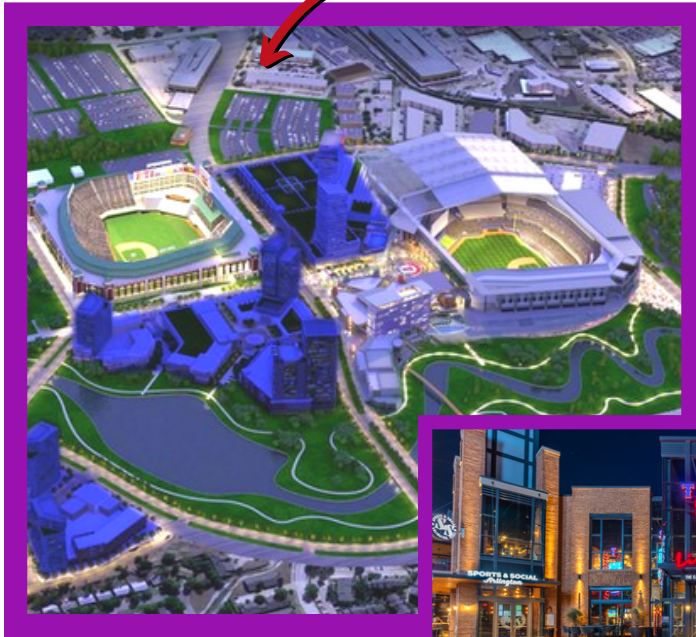
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Commercial Property Management

## 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