

FOR LEASE

RARE OFFICE IN THE ENTERTAINMENT DISTRICT

📍 1905 E. RANDOL MILL RD, ARLINGTON, TX 76011



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

jamie@zangadams.com
kelsi@zangadams.com

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

PROPERTY SUMMARY

QUICK FACTS

 **7,748 - 15,498 SF**
 Total Square Feet

 **1997**
 Year Built

 **\$25/SF + NNN**
 Lease Rate

HIGHLIGHTS

- Rare Opportunity to Lease Office Space in the Heart of the Arlington Entertainment District
- Prime Central Location- Just 12 Miles East of Downtown Fort Worth & 20 Miles West of Downtown Dallas
- Convenient Access to Major Highways, DFW International Airport, and a Wide Range of Attractions
- Walking Distance to All Your Favorite Teams - Globe Life Field (Texas Rangers), AT&T Stadium (Dallas Cowboys), & Choctaw Stadium (Arlington Renegades)

TRAFFIC COUNTS

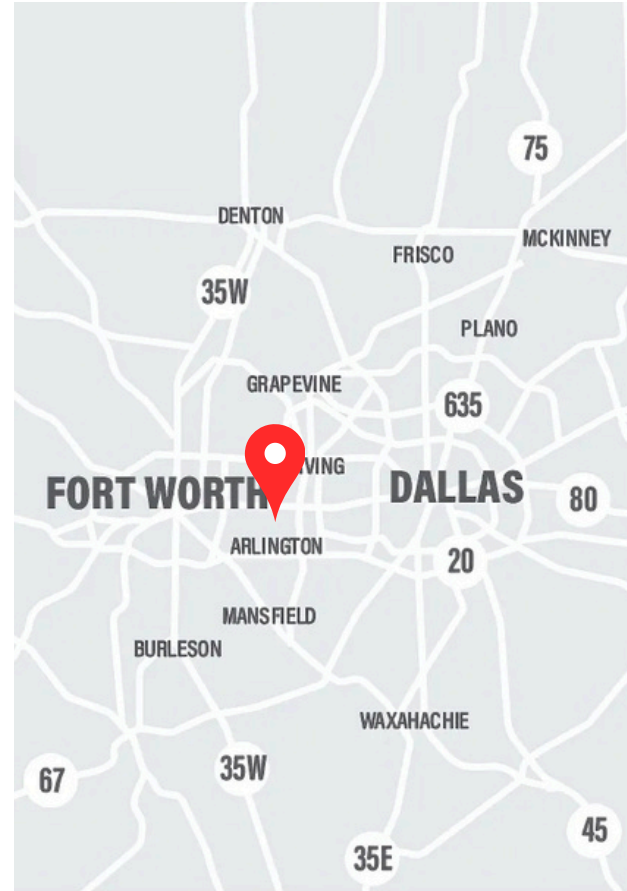


RANDOLL MILL RD	21,570 VPD ('25)
COLLINS ST	33,537 VPD ('24)
I-30	169,674 VPD ('24)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,924	134,438	295,644
Average HH Inc	\$60,990	\$62,777	\$71,566
Households	2,041	52,646	112,237

*CoStar 2025 Estimates



1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

PROPERTY AERIAL



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

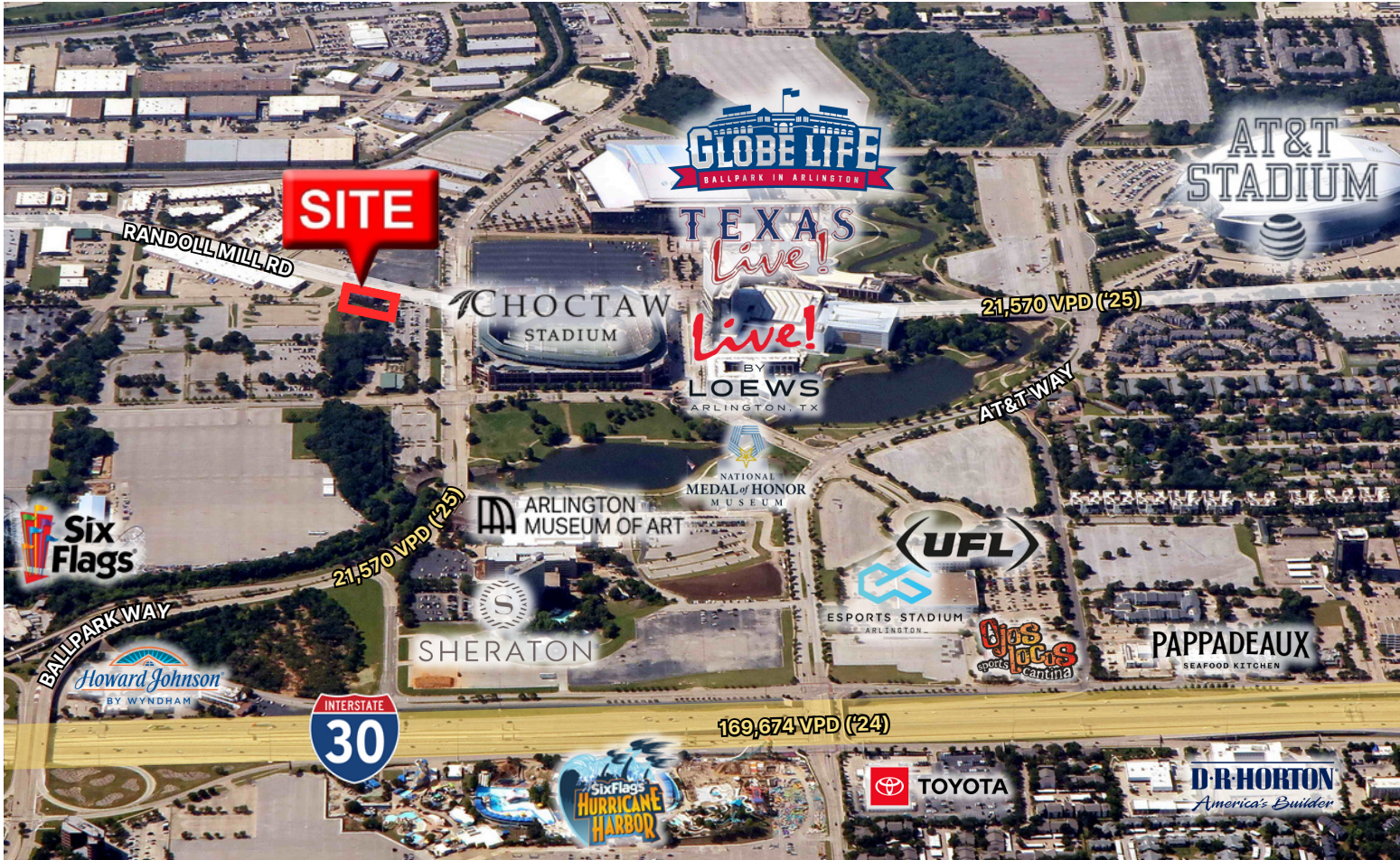
jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

DISTRICT AERIAL



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

RETAIL AERIAL



POTBELLY
WHOLE FOODS
PIE FIVE
WELLS FARGO
STARBUCKS
Bank of America
BLAZE PIZZA

Walmart
MOOYAH
pie five
orange theory
BURGERFI
Jaky's
DON DAVIS

360 TEXAS

Bell Helicopter

SIEMENS

INTERSTATE 30

169,674 VPD (#24)

STUDIO MOVIE GRILL
PET SMART
Office DEPOT
AT&T

Chick-fil-A
chili's
BB&T
7-Eleven
Buffalo Wild Wings

PAPPADEAUX

Sheraton Arlington

Six Flags

SITE

Denny's
SUBWAY
Ford
VALERO
BAYMONT

Great Southwest Industrial District

RANDOLL MILL RD

192,182 VPD (#24)

verizon
Jack in the Box
AVIS
Days Inn
PlainsCapitalBank

COLLINS ST

AT&T STADIUM

TEXAS LIVE! LOEWS CHOCTAW STADIUM

BALLPARK WAY

180 TEXAS

GM

Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

INTERIOR PHOTOS



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

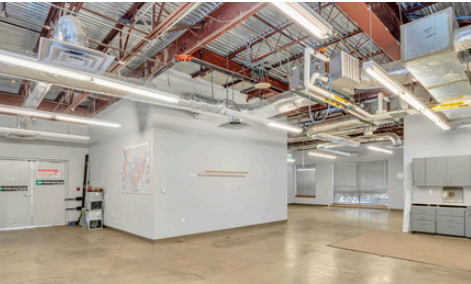
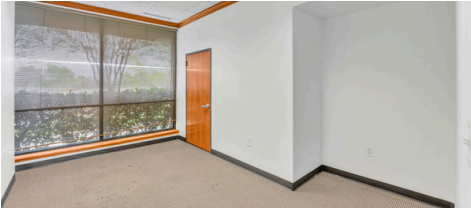
jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

FLOOR PLANS



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL

1905 E RANDOL MILL RD

📍 ARLINGTON, TX 76011

MARKET SUMMARY

Entertainment District: Home of the Dallas Cowboys, Texas Rangers, Six Flags Over Texas, and Texas Live! featuring the new Live! by Loews Resort and convention center- you are surrounded by the action!

Educational Assets: Home to The University of Texas Arlington (34k+ students) & a growing research powerhouse!

Regional Access: DFW is a thriving metropolis of over 6.5M people & Arlington is in the center of it all!

Major Airport Access: 8 miles from DFW International Airport, providing non-stop flights to 200+ destinations!

Recent Investments: \$1.5B development in Globe Life Field & Texas Live! Entertainment Complex, D.R. Horton HQ relocation, & GM \$1.4B plant expansion.



Zang | Adams
REAL ESTATE

JAMIE ADAMS
KELSI COUTURE

817.235.4535
817.688.9492

jamie@zangadams.com
kelsi@zangadams.com

COMPASS
COMMERCIAL



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.
- **A BROKER'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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	(214)214-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D Newman	0484652	keith.newman@compass.com	(214)214-8100
Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	0660479	brenda.sims@compass.com	(817)706-5542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Adams	03568381	jamie@jamieadams.com	(817)235-4535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____