

# Ballpark Plaza-Phase II at Ballpark Way and Brookhollow Plaza Drive

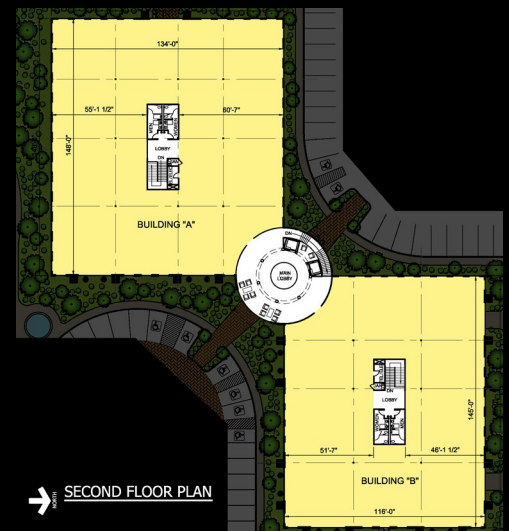
76,000 sf of Class "A" office space • 38,000 sf floor plate **Arlington, Texas**



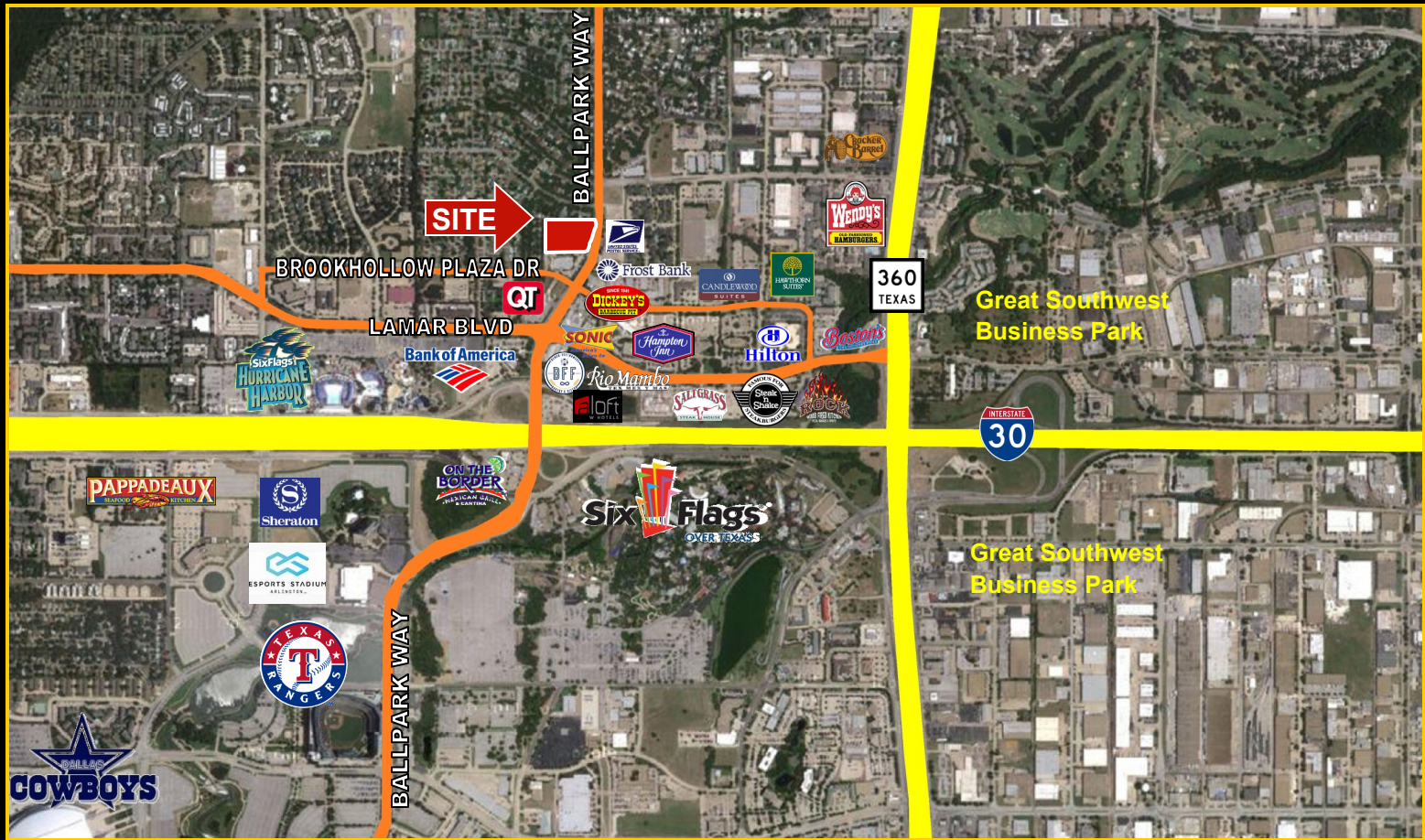
Ballpark Plaza is known as one of the premier office developments located in the prestigious Brookhollow area of North Arlington.

Phase I of this 97,000 square foot planned office development has been completed and is fully leased. Phase I received the **Mayor's Award for "Design Excellence."**

Phase II will accommodate up to 76,000 sf of Class "A" offices.







## DEVELOPMENT HIGHLIGHTS:

- Great access to major highways and roads including Interstate 30, Hwy 360, Lamar Blvd and Ballpark Way
- Within 10 minutes of DFW International Airport and 15 minutes of Arlington Municipal Airport
- Close Proximity (5 minutes drive) to Cowboy's Stadium, Globe Life Park, Texas Live! and the Esports Stadium Arlington and Expo Center
- Located within the entertainment district with walking distance to many major hotels and restaurants
- In close proximity to another 2 million square feet of class "A" offices
- Directly across from US Post Office and several banks
- Childcare, library and several city parks within 5 minutes of the development
- Jogging / walking trail on the perimeter of the property, surrounded by lush landscape
- Large floor plans to provide efficiency for large corporate tenants (approximately 38,000 sf each floor)
- Ample ground parking, well lit
- Outdoor seating areas and fountains



## LEASING / SALES:

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