

FOR LEASE

# OFFICES AT THE TOWER

1600 E Pioneer Pkwy | Arlington, TX 76010



**VISION**  
COMMERCIAL REAL ESTATE

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VISIONCOMMERCIAL.COM

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PRICE | **\$20.00 PSF GROSS**

PROPERTY AREA | **1,677 – 30,000 SF**



## PROPERTY HIGHLIGHTS

- Prime location, minutes from the Cowboys stadium, Texas Rangers, University (UTA), Arlington’s Downtown and more
- Recently updated building with new local ownership offering encouraging lease terms
- Multiple suites available ranging from an entire 2nd floor (15,000 SF) to as small as 1,500 SF
- Upscale 5-story apartment complex coming next door with 13,000 square foot of ground floor retail

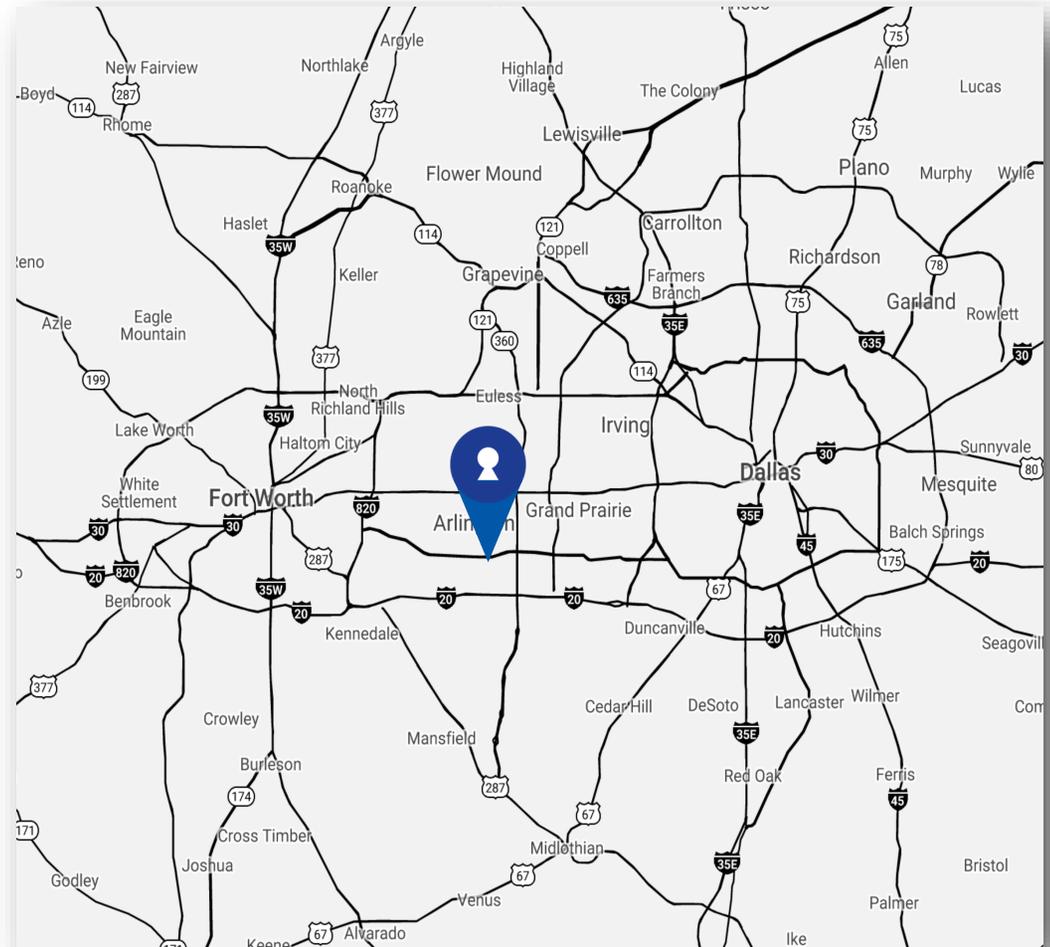
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	23,445	84,144	137,587	355,818
DAYTIME POPULATION	17,031	64,883	152,189	366,281
AVG HH INCOME	\$65,241	\$65,610	\$69,154	\$84,520

\*STDB.com 2024

## TRAFFIC COUNT

37,622 VPD at E Pioneer Pkwy & Browning Dr







E Pioneer Pkwy

Browning Dr

Future 5-Story Upscale  
Apartment Complex + Retail  
Ground Floor

SITE



SUITE	VACANCY	RSF
200	AVAILABLE	13,464
201	AVAILABLE	2,685



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**ARLINGTON TOWER**

1600 E. PIONEER PARKWAY  
 ARLINGTON, TX 76011

SUITE #200

16,149 RSF



**SUITE KEY**

#310

#340

#380



SUITE	VACANCY	RSF
310	AVAILABLE	4,503
340	AVAILABLE	1,718
380	-	1,429

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1600 E. PIONEER PARKWAY  
 ARLINGTON, TX 76011



- SUITE KEY**
- #400
  - #410
  - #425
  - #430



SUITE	VACANCY	RSF
400	-	4,403
410	-	7,030
425	AVAILABLE	2,258
430	-	2,070
450	AVAILABLE	181

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- SUITE KEY**
- #500
  - #505
  - #515
  - #518\*
  - #520
  - #540



SUITE	VACANCY	RSF
500	-	5,788
501	AVAILABLE	2,374
505	-	1,489
515	AVAILABLE	1,677
518	-	998
520	-	2,538
540	-	1,910

\*Perimeter of suite #518 includes perimeter of suite #515, perimeter of suite #520 includes #518

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## ARLINGTON TOWER

1600 E. PIONEER PARKWAY  
 ARLINGTON, TX 76011





**COMMERCE**

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

**4** **Global 500 Companies** Fortune, 2021  
**9** **World's Most Admired Companies** Fortune, 2022  
**22** **Fortune 500 Companies**



**DFW AREA GROWTH**

**50%**  
**LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2%**  
**EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

**+328**  
people per day (2020)

**1,302,041**  
added in 2010-2020

**7,694,138**  
TOTAL POPULATION

**11,200,000**  
Population by 2045

**4TH LARGEST METRO IN U.S.** OVER **200** CITIES

**3 Commercial AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**  
Access nearly **60** international destinations

**HIGHER EDUCATION**

**Three Research 1 Universities**

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions  
**15** Major Universities Including: **TCU** **SMU**

**HEALTH CARE**

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS

# INFORMATION ON BROKERAGE SERVICES



## Information About Brokerage Services

Texas law requires all real estate license 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.

### 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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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.

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Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

2-10-2025



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