

WESTGATE PLAZA

JW Management



Commercial Property
Management

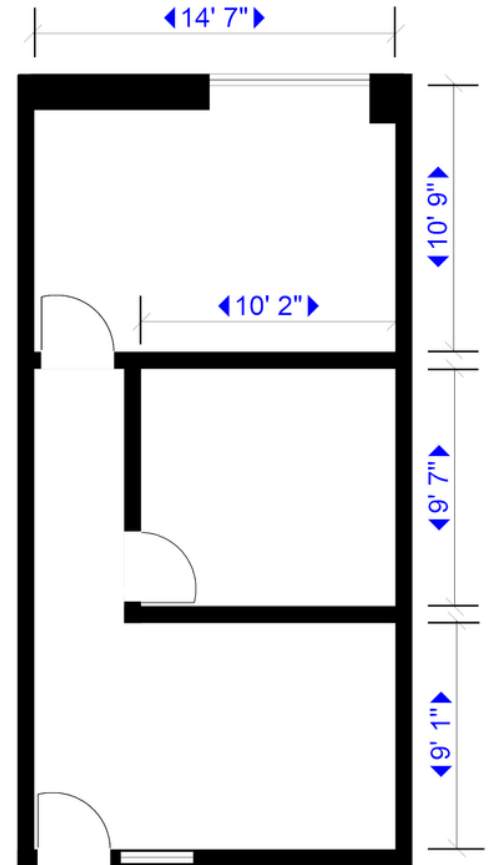
Work Hard, Play Hard. Where Business Gets Done

FULL SERVICE OFFICE (all bills paid)



Class A Buildout

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.



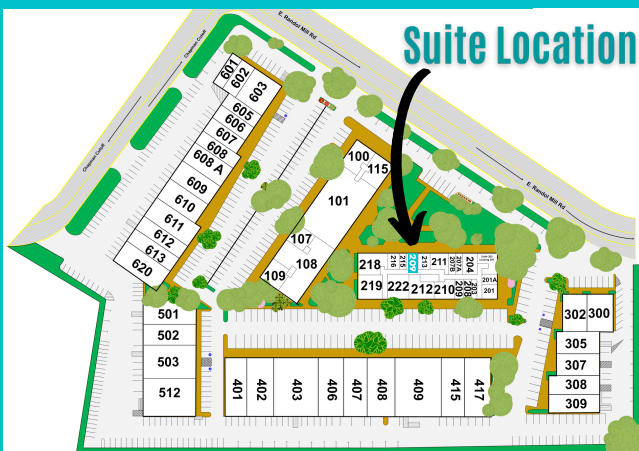
Entrance

Premium Office
Space Buildout

Security System for
the entire building

Walk over to Texas
Live! for lunch

Located one block
from Globe Life Field



Suite Location

**Friendly On-Site Property
Management Team. The Local Long
Term Owners Believe in Outstanding
Customer Service and Actively
Reinvest in the Property.**

Suite 209 544 SQFT

Schedule Your Tour TODAY!
www.jwmgmt.com



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Class A Finish Outs

The Westgate Plaza location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and invested over \$2,000,000.00 so far over the last 5 years in property improvements. Our 2022 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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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