Location, Location, Location

2170 E LAMAR BLVD. ARLINGTON, TX 76006

15 miles to Downtown Fort Worth
15 miles to Downtown Dallas
10 miles to DFW Airport

Great Visibility Overlooking I-30

Get in touch with us!

Con-Real

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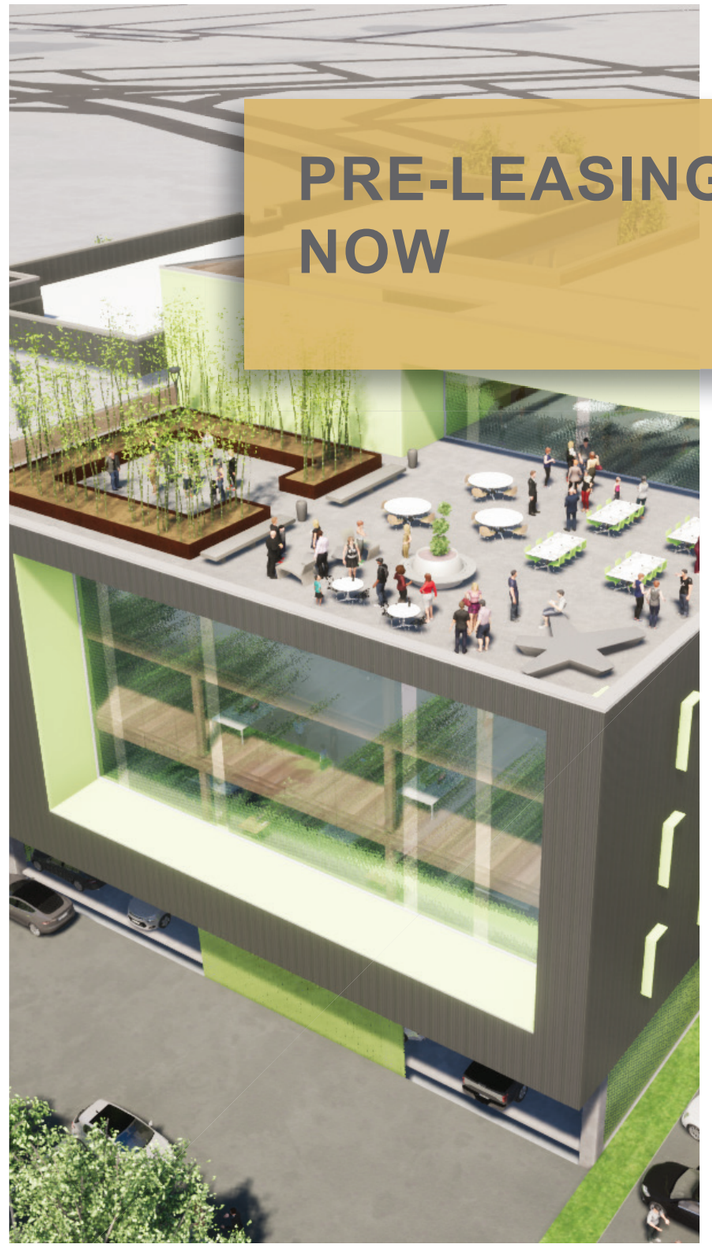


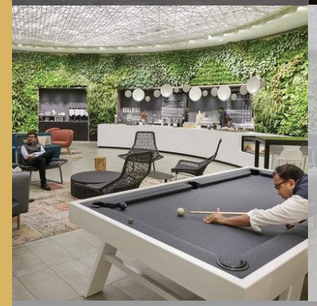
MOMENTUM II PARK

"Work, Play, Stay"

AMENITIES

COFFEE BAR

ROOFTOP BAR + KITCHEN



BREAK ROOM

FITNESS CENTER

WORK SPACE

SMART BUILDING TECHNOLOGY (ENERGY EFFICIENT)

- *Lighting.* LED lighting that adjusts to natural lighting and can be controlled by individuals
- *Occupancy Detection.* Motion sensors to determine when to turn lights on and off
- *Management.* Air control and real time maintenance issue detector from your fingertips

HOTEL

Onsite hotel for your traveling clients and employees to have a place to stay close to Arlington's Entertainment District and your office.

CONFERENCE/BANQUET ROOMS

Need to host an event or big meeting? Banquet and meeting halls available to rent with catering provided by the onsite restaurant. The rooms will be available for reservation with great views overlooking the Entertainment District.

Traffic Counts & Demographics

I-30 Average Traffic Counts 150,000 VPD (vehicles per day)
SH 360 Average Traffic Counts 145,000 VPD
Lamar Blvd. Average Traffic Counts 50,000 VPD
Average Household Income $60,000
Population 400,000 +/-
Entertainment & Recreational Spending $125,000,000 +/-

Entertainment

Major attractions within three miles including Six Flags, Hurricane Harbor, Cowboy Stadium, Globe Life Park, E-Sports Stadium, Arlington Convention Center.

Accessibility

Easy access to I-30 and 360 SH. The current interchange project between I-30 and 360 will further assist the accessibility to and from the location of the development.

Neighborhood

The immediate area is surrounded by existing office buildings, hotels, restaurants, and some retail space. There are also major employers here such as GM, University of Texas Arlington, and D.R. Horton.

Over 14 million visitors annually to Arlington, Texas