



FOR SALE
1306 W Abram St
Arlington TX 76013
\$850,000

Gorgeous Boutique Office Building

Located in Arlington's unique historic professional district. Around the corner from the University of Texas; on same vibrant street as downtown Arlington; blocks from AT&T Stadium where the World Cup is underway.

Between Dallas and Fort Worth and conveniently accessed by;
130, 360, I20 & 820

- * Built 1929
- * 2929 sf on 1/4 Acre
- * 2 stories, 3 restrooms
- * Large offices, good storage
- * Excellent parking with 11+ spaces
- * Beautiful Atrium/Sunroom downstairs;
- * Balcony on 2nd floor above Atrium
- * Paver entrance drive is a shared easement
- * Roof, HVAC's fairly new
- * Recent Break room/Kitchen renovations
- * Built-in bookshelves
- * Gorgeous relief above fireplace
- * 2 fireplaces with custom masonry
- * Furniture and equipment are negotiable
- * Office of Author Sandra Brown with 76 New York Times best sellers

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