

# DOWNTOWN TEXARKANA



**Unbeatable Location:** Situated in a vibrant area with high visibility and accessibility.

**Tailored Leasing:** Flexible terms designed to meet your unique business needs.

**Diverse Opportunities:** Spaces crafted for a range of industries, from professional offices to retail and service-based businesses.

**Proven Success:** Join a community of thriving businesses and benefit from the prime environment we provide.

**Get in Touch**  
**(305) 922-4821**



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**OFFICE**  
**RETAIL**  
**FITNESS**  
**BEAUTY**  
**RESTAURANT**





# RETAIL SPACE 1

**1878 SQ FT**

**19\$ SQ FT/YEAR**

Features: This spacious and versatile office is tailored for professional businesses looking for a modern and productive environment. Its open layout provides endless customization possibilities, making it ideal for teams of all sizes.



# RETAIL SPACE 3

**604 SQ FT**

Features: Perfect for startups or boutique operations, this cozy space is packed with potential. Its smart layout ensures efficiency while offering a welcoming and professional atmosphere for clients and staff alike.



# RETAIL SPACE 2

**1114 SQ FT**

**19\$ SQ FT / YEAR**

Features: Designed with beauty and wellness professionals in mind, this ready-to-move-in salon space provides a sleek and stylish layout. Perfectly suited for hairstyling, spa services, or boutique beauty concepts, it's a turnkey solution for entrepreneurs in the industry.



# PRIME CORNER UNIT

**5623 SQ FT**

**19\$ SQ FT/YEAR**

Features: This prime corner unit offers unmatched visibility and flexibility. With the option to subdivide, it's ideal for retail, office, or mixed-use businesses seeking to establish a commanding presence in a high-traffic location.

