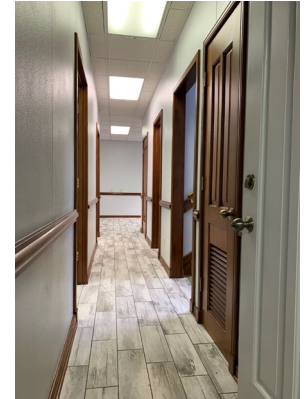


### SPACE FEATURES:

- 2,175 SF 2-Story Building with Great North University Drive Frontage
- New 2" Topcoat on Asphalt Parking Surrounding Building
- Interior Freshly Painted with All New Flooring (Porcelain and Wood Look Luxury Vinyl Tile)
- Executive Suites with Gross Rent Structure which Includes all Expenses Other than Connectivity



### BUILDING:

Approximately 2,175 SF

### MONTHLY RENTAL RATES:

#### FIRST FLOOR

Suite 101 (102 SF): LEASED  
 Suite 102 (108 SF): LEASED  
 Suite 103A (150 SF): LEASED  
 Suite 103B (150 SF): \$400.00/MTH on 24-month commitment (Available within 30 Days)

#### SECOND FLOOR

Suite 200 (277 SF): LEASED  
 Suite 202 (203 SF): LEASED  
 Suite 204 (150 SF): LEASED  
 Suite 206 (201 SF): LEASED

Rates inclusive of base rent, pro rata share of property taxes, building insurance, CAM and all utilities other than connectivity

### PROPERTY HIGHLIGHTS

- + Zoned B-2 General Business
- + Corner Lot with ~95 Feet of Frontage along North University Drive and ~77 Feet of Frontage on Tanglewood Drive
- + 15,000+ VPD on North University Drive Property
- + Just Over 0.5 Miles South of the North University Drive Walmart and 1 mile from the Southern Border to the Stephen F Austin State University Campus

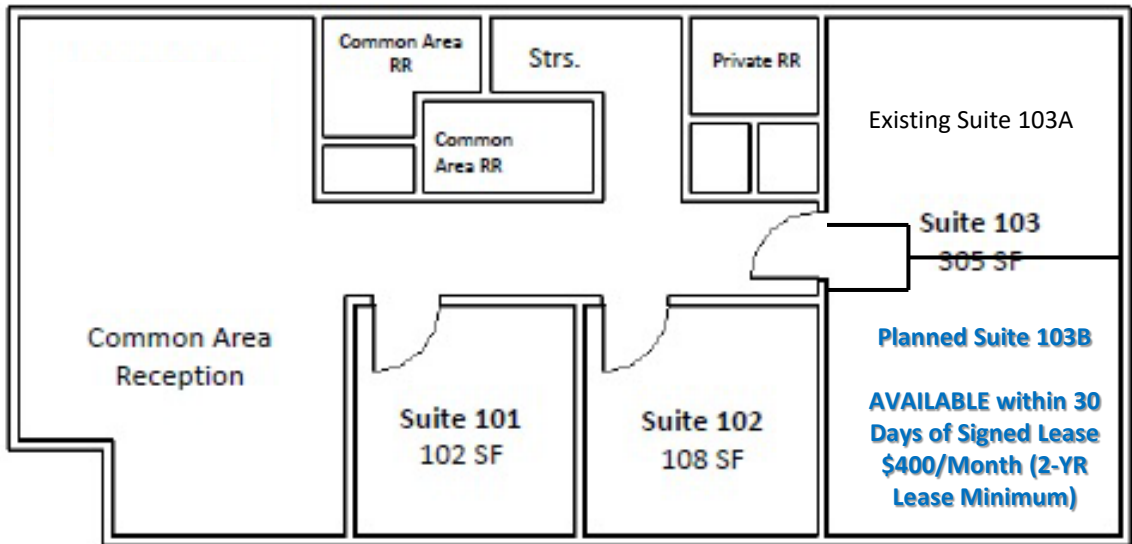
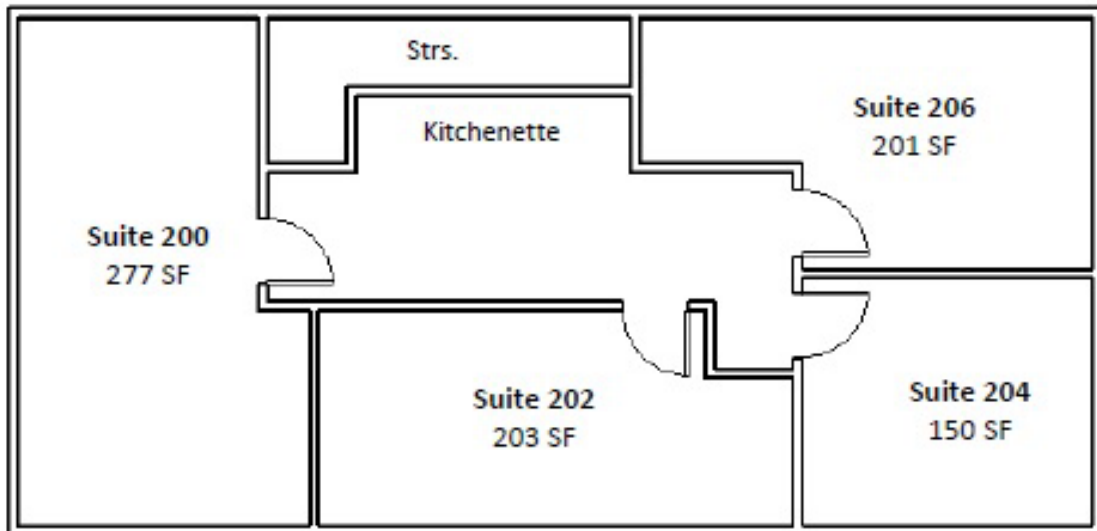
### FOR MORE INFORMATION PLEASE CONTACT:

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**CPRE Commercial**  
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[www.commercial.cpre.com/properties-sale.php](http://www.commercial.cpre.com/properties-sale.php)

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First FloorSecond Floor

FOR LEASE

338 North University Drive – Nacogdoches, TX

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