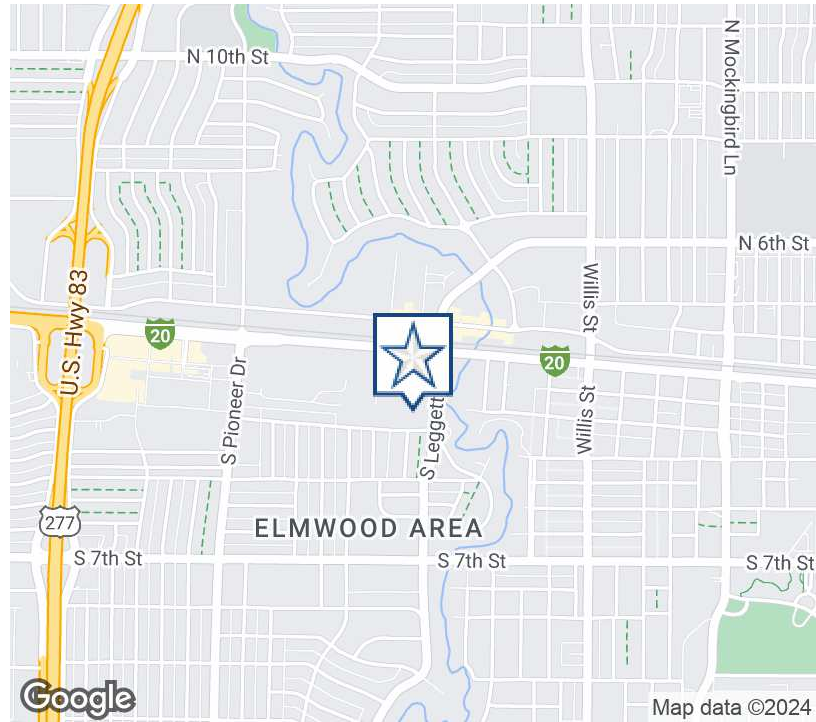


248-270 S LEGGETT

270 S Leggett, Abilene, TX 79605

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,450 - 8,196 SF

Lease Rate: \$6.00 - 9.00 SF/yr (NNN)

Lot Size: 0.96 Acres

Year Built: 1955

Building Size: 16,410 SF

Zoning: GC

PROPERTY OVERVIEW

Join the tenants of Leggett Office Complex. The area consist of a diversified tenant mix, including professional office and medical users, and various service providers. Zoned for General Commercial (GC) Use. GC zoning intended to provide a wide range of retailing activities, personal and business services, and other commercial activities.

*Seller/Landlord is a Texas Licensed Real Estate Broker.

PROPERTY HIGHLIGHTS

- Flex Space Available
- Zoned General Commercial Use
- Ample Parking
- Negotiable Lease Terms
- 24 Hour Access to Building
- Professionally Managed

ERIK PAUL JOHNSON

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ADDITIONAL
PHOTOS



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Brokerage makes no representation as to accuracy of all data presented.



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LOCATION
MAP



LOCATION OVERVIEW

The Leggett Office Complex is centrally located in the Elm Creek area at S Leggett & S 1st Street, South of Business 20.

Map data ©2022 Imagery ©2022, CNES / Airbus, Maxar Technologies

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LEASE
SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,450 - 8,196 SF	Lease Rate:	\$6.00 - \$9.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
248/250 S Leggett	Available	8,196 SF	NNN	\$6.00 SF/yr	Office with open flexplace. Includes a 17x50 maintenance room with overhead door.
256 S Leggett	-	840 SF	NNN	\$6.00 SF/yr	-
252 S Leggett	-	951 SF	NNN	\$6.00 SF/yr	Base rent: \$475.50 Est NNN's: \$216.96 Total Monthly Rent: \$692.46 Tenant billed for utilities
258 S Leggett	-	840 SF	NNN	\$7.50 SF/yr	Base rent: \$525.00 Est NNN's: \$273.50 Total Monthly Rent: \$798.50 Tenant billed for utilities
260 S Leggett	-	590 SF	NNN	\$9.00 SF/yr	Tenant billed for utilities
262 S Leggett	-	2,660 SF	NNN	Negotiable	-
270 S Leggett	Available	2,450 SF	NNN	\$9.00 SF/yr	-

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