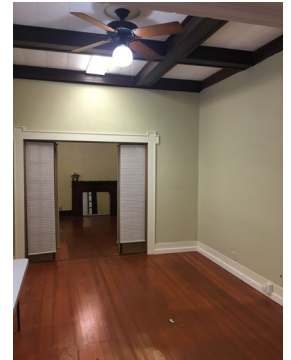
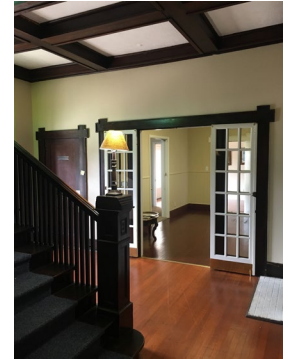


SPACE FEATURES:

- Downtown Office Building Just One Block Away from Newly Renovated Fredonia Hotel and Convention Center
- Single Office Space Available
- Shared Conference, Kitchen and Reception Amenities



FOR MORE INFORMATION PLEASE CONTACT:

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713-319-4467
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CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

www.commercial.cpre.com/properties-lease.php

PREMISES:

First Floor:
+ Suite 108 - \$400.00/Month
+ Suite 109 - \$1,250.00/Month

Second Floor: Additional Loft/Office Space Subject to Availability

TERM:

Minimum 12 months

GROSS RENT:

Includes Base Rent/OPEX/Water/Trash/Power
See attached Price Sheet for Monthly Office Rents

PARKING:

3.06/1,000 SF

OFFICE:

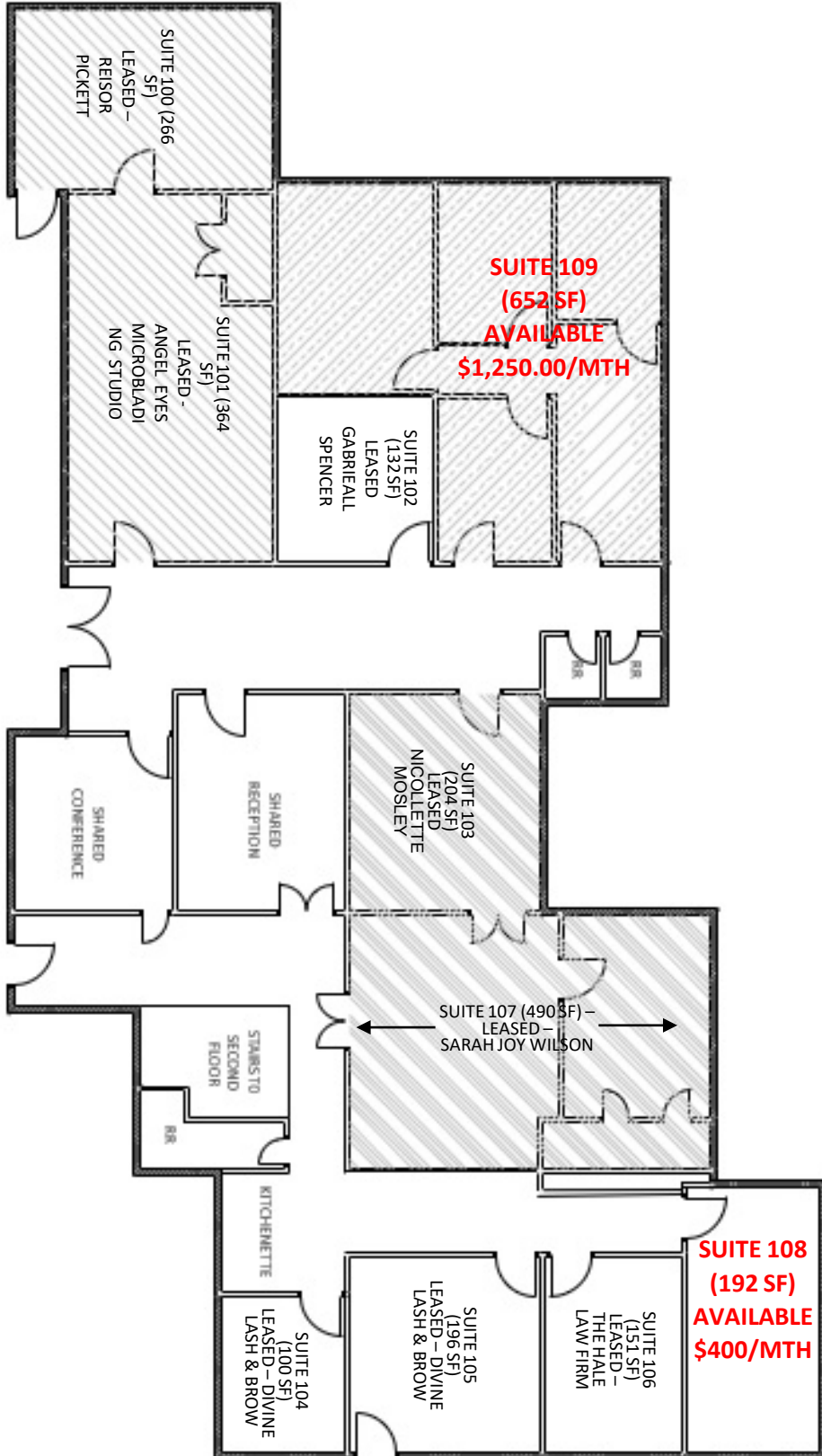
15 Offices, Reception, Conference Room, Kitchenette, 3 Restrooms

Nacogdoches Plaza is a historic property located at 507 East Hospital Street in the heart of Nacogdoches in the Washington Square Historic District. It is in the National Register of Historic Places (ID number 92000019). Previous owners, Mr. and Mrs. Morris Muckleroy, named the building "Nacogdoches Plaza." Since Nacogdoches originated as an Indian Village, it was decided to honor the Indian Heritage of Nacogdoches. The Washington Square Historic District consists of 21 acres donated by early settlers – Haden Edwards, Charles S. Taylor, and J.R. Arnold – toward the advancement of education in the area. This land was originally the site of a number of ceremonial mounds built by the Caddo Indian cultures that flourished from around 700 B.C. through at least 1700 A.D.

This 5,750 square foot building was originally constructed in CIRCA 1911 and is over 100 years old. George Muckleroy, Morris Muckleroy's aunt, told a story about the building being apartment housing in 1918 and the residents heard bells and whistles and ran out onto the balcony to learn that World War I was over. The architect/builder was Dietrich Rulfs, who is famous in this area for his magnificent masterpieces during that time frame, another one of which is the historic Blount home at 1801 North Street, which serves as the law office of the current owner of Nacogdoches Plaza, Russell R. Smith. The architectural style of Nacogdoches Plaza is a combination of Classical Revival/Prairie Style, asymmetrical, with a hipped roof structure. The building is a 2 ½ - story building; wood frame with lapped board siding; brick foundation; irregular plan; intersecting hip roofs with pressed metal; patterned roofing with ridge caps and finials; deep eaves with extended beams ends acting as modillion blocks; dormer on west with arched windows with vertical panes; original entrance and porch on south obscured; brick piers and cast stone cap for porch supports; two recessed entry doors, one double wood door with glass, one single door with three vertical panes and stained glass in transom; windows 1/1 double-hung and four or five panes set in a wood sash; detached two-story structure on the east (now apartments). A one-story brick addition extends from the southwest corner, which was used as the chapel in the funeral home there in later years.

A.T. Mast was a prominent businessman in Nacogdoches and commissioned Mr. Rulfs to build the original structure for his second wife, Lois. A.T. Mast's son, A.T. Mast, Jr., was born there in 1921. From 1937 to 1985 the building was a funeral home, Oakley Metcalf. Morris Muckleroy and Dave Wallace owned the building thereafter and remodeled the building into office spaces. Mr. Muckleroy's wife, Alice Ann Muckleroy, then constructed, designed and had installed all the stained glass which is currently still in place in the building with the whole theme being Indian heritage consistent with the history of Nacogdoches. The large three-piece stained glass on the front of the building represents the two creeks in Nacogdoches – the Banita Creek and the LaNana Creek – with an Indian camp being strategically placed in the middle of the creeks. The downtown area between the LaNana and the Banita Creeks is thought to have become a distinct development associated with Caddoan architectural traditions, producing a large nuclear village with attendant structural and mortuary mounds supported by maize agriculture and trade in exotic goods around 1250 A.D. to 1450 A.D. On the side of the building, after much research, Mrs. Muckleroy placed a stained glass with Indian signage on the building. The red bird stained glass represents the history of Mound Street where an Indian Mound had been discovered on it. The Muckleroy's memorialized the history of Mound Street by placing a mound with a red bird perched on the stained glass mosaic with an Indian and an outline of the State of Texas along with the Texas Flag. These mosaics are located on the Mound Street side of the building. The other stained glass was placed in other areas of the building (the Indian Chiefs) to memorialize the history of Nacogdoches. Inside the building is prominent Indian Chief Caddo who still stands guard over the structure. Chief Caddo was purchased by the Muckleroy's in Carmel, California, and brought to Nacogdoches Plaza for his home. Legend has it that the Indian town was founded when a Caddo Chief on the Sabine River (now Toledo Bend Reservoir) sent one of his twin sons ("Nacogdoches") a three days' walk to the west where the sun sets and the other ("Natchitoches") a three days' walk to the East where sun rises because they could not get along and needed to start their own, individual tribes with plenty of hunting ground in between. The settlements they established were Nacogdoches and Natchitoches, Spanish and French spellings of the same Indian Tribe. Based on this history, the current owners, Russell and Patricia Smith, named the west wing of Nacogdoches Plaza the "Nacogdoches Wing" and the east wing the "Natchitoches Wing," as is evident from the labels on the outside front entrances of the building today.

507 E HOSPITAL STREET
NACOGDOCHES, TEXAS 75965
4,003 SF
N.T.S.



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Monthly Rental Rates by Suite

Nacogdoches Plaza – 507 E Hospital St – Monthly Lease Rates		
Nacogdoches Wing		
Suite Number	Usable SF	Monthly Rate
100	266 SF	LEASED
101	364 SF	LEASED
102	132 SF	LEASED
109	652 SF	\$1,250.00/MTH
103	204 SF	LEASED
Natchitoches Wing		
107	490 SF	LEASED
104/105	296 SF	LEASED
106	151 SF	LEASED
108	192 SF	\$400.00/MTH