

Memory Lane Ste 106- Medical / Professional Office / Retail

3,453
SQUARE FEET

\$2.40 /mo
RENT / SF

\$8,287.2
RENT

(254) 699-8300
www.johnreider.com

PROPERTY ADDRESS

2101 Memory Lane - Suite 106
Harker Heights, TX 76548

COMMERCIAL TYPE: **Special Purpose**
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

2101 Memory Lane, Ste 106 - Harker Heights, Tx 76548

LOCATION: Located at the corner of Memory Lane and Shelby Ln in between Sam's Club and Super Walmart and just off of Interstate 14/Hwy 190. Other businesses in the area include: Seton Medical Center, Chuy's Tex Mex Restaurant, A Plus Federal Credit Union, Batteries Plus, Acropolis Greek Restaurant and Freedom Urgent Care.

DESCRIPTION: NOW LEASING! BREAKING GROUND SPRING 2024. COMPLETION PROJECTED FOR FALL 2024. Opportunity is knocking! This building is offered for commercial lease from 1,151 sqft up to 9,208 sqft. Finish out is being offered by the Landlord for a truly turnkey process. Finish out could be from a finished vanilla shell to a full office or medical suite. Architect and engineering services are already in place.

A property pylon sign and the building facia will be available for great signage. 2 driveways will be available to make access easy. 40 plus parking spaces will be available. The property will offer a tenant dumpster. Tenants will pay their own utilities for power, water and data/phone. A detailed landscape plan will top off the beauty of the grounds.

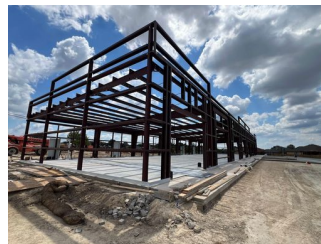
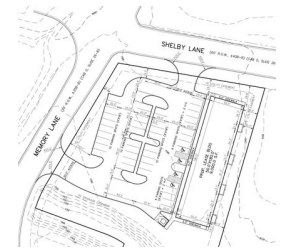
Call today with your questions and let's find out how this property can work for your business.
Exclusions: No Restaurants, No smoke shops, No liquor/ convenience/grocery store.

RENT: Rent for this triple suite is based on \$2.00 psf base rent plus \$0.40 psf NNN for a total monthly rent of \$8,287.20.

- Zoning: B-4
- Building Square Footage: 9,208+/-
- Neighborhood: Joshua's Crossing Phase Two
- Lease Type: NNN
- Also For Sale: No
- Street Frontage: 440" (Corner Lot)
- Flooring: Concrete Slab
- Restrooms: 2
- Offices: Open Shell or Other

RENTAL TERMS

Rent	\$8,287.20
Security Deposit	\$0.00
Application Fee	\$35.00



View this listing online:

