

# The Continental Building

Information & Availability

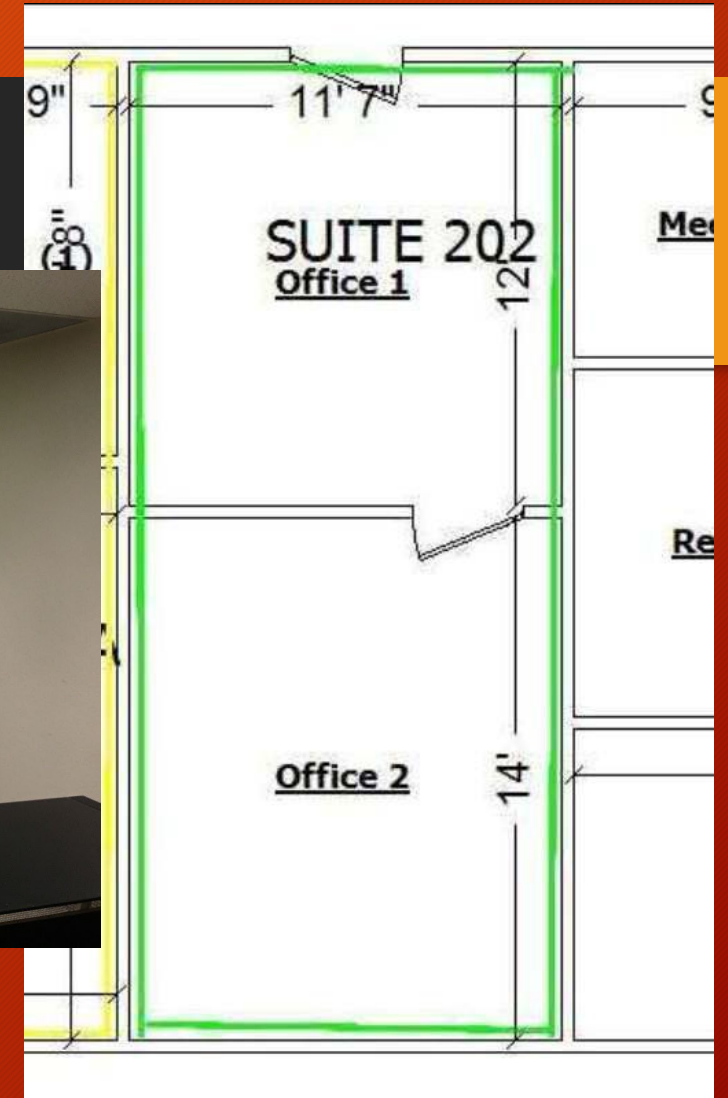
# The Continental Building

- The Continental Building is a 6 story office building centrally located in historic Downtown San Angelo about 1 block from the County Court House. Mixed use professional office space averaging 18-20 individual tenants in 33,000 sqft consisting of attorney offices, non-profit organizations, counselors, accounting, financial planning and a radio station.
- Private Parking is located in the rear of the building allowing 1 parking place for every 300 sqft of leased space.
- There is a conference room located on the ground floor free to all tenants for use on a first come first serve basis.
- The quoted lease rate for each individual suite includes electric and basic janitorial. Tenants are responsible for internet and phone.
- Specific lease terms require a security deposit equal to 1 month of rent and a minimum 2 year agreement



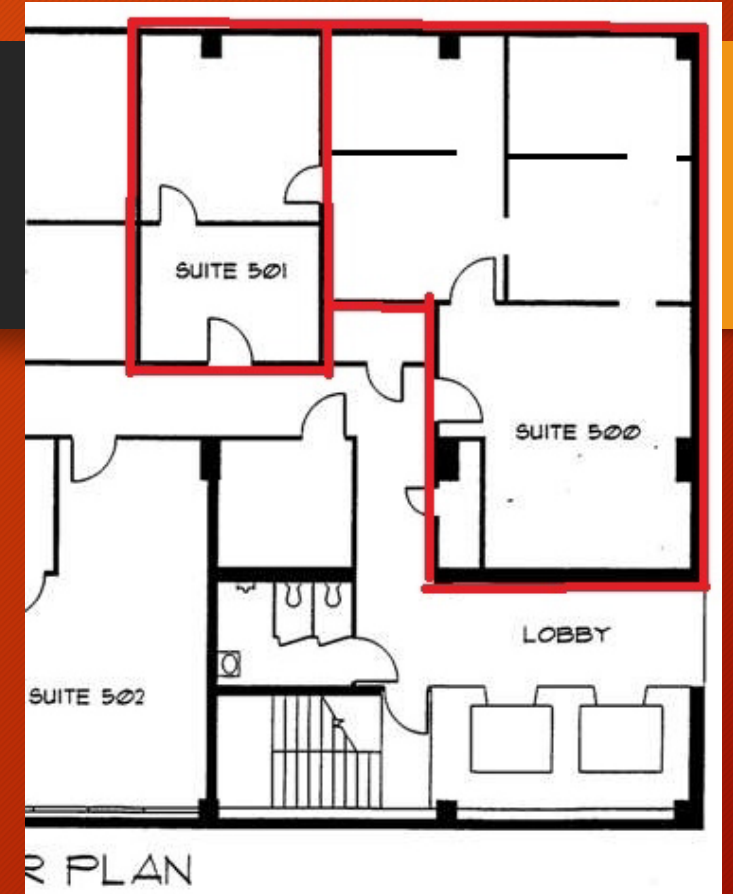
# Current Availability

- Suite 202
- 304 Sqft
- Notice to Vacate Pending
- \$450 per month
- 2<sup>nd</sup> Floor 2 room Office, entry room with pass through to back office.



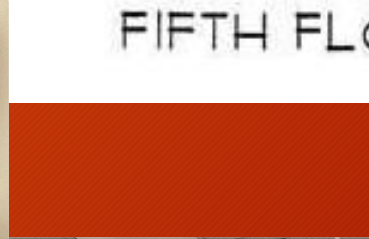
# Current Availability

- Suite 501
- 332 SQFT
- \$400 per month
- 2 room office mid hallway, will need new carpet and paint.



# Current Availability

- Suite 502
- 1,221SQFT
- \$1,250 per month
- 5<sup>th</sup> Floor, Mid-hallway. Large open entry, 4 large private offices (one has been used as conference) plus break room with sink.



# Current Availability

- Suite 504
- 250 SQFT
- \$400 per month
- 5<sup>th</sup> Floor, End of hallway. Large single office with small closet.
- Will include fresh paint and carpet

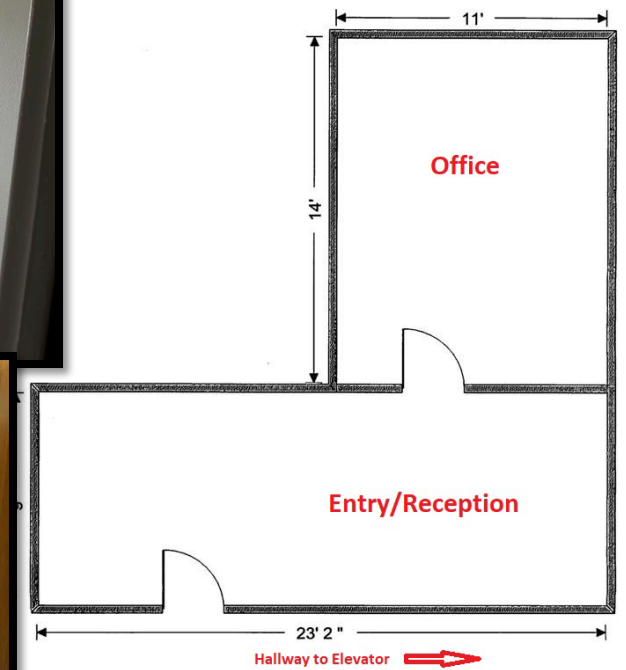


# Current Availability

- Suite 508
- 345 Sqft
- \$500 per month
- Entry room plus 1 private office, can be added to 509 through existing door.
- New carpet and paint



Continental Building  
Suite 508  
345 SQFT



# Current Availability

- Suite 511
- 312 Sqft
- \$450 per month
- Entry room plus 1 private office.
- New Carpet and Paint.

