

LEASE



840 S Business IH 35
New Braunfels, Tx 78130



For More Information:

Patti Lynch | 830.708.9160 or **Katie Lynch CCIM** | 830.237.2834



PROPERTY DESCRIPTION

Discover a flexible lease opportunity in this highly visible location with easy access to IH-35 and central New Braunfels. This shell space is primed for customization, offering a generous tenant improvement allowance for both 3- and 5-year lease terms. With a competitive rate of \$30 per square foot annually (modified gross lease), tenants only pay property taxes, making this an affordable choice for a wide range of businesses. Don't miss the chance to bring your vision to life in one of New Braunfels' most convenient and high-traffic areas.

- Prime Business IH-35 Corridor Exposure
- High-Traffic Location
- Easy Access to Major Thoroughfares
- Minutes from Downtown New Braunfels
- Central Location with High Visibility

Tenant Allowance :

\$40 sqft per 5yr lease

\$25 sqft per 3yr lease

LEASE RATE

\$30sqft

For More Information:

Patti Lynch | 830.708.9160 or **Katie Lynch CCIM** | 830.237.2834



For More Information:
Patti Lynch | 830.708.9160 or **Katie Lynch CCIM** | 830.237.2834

