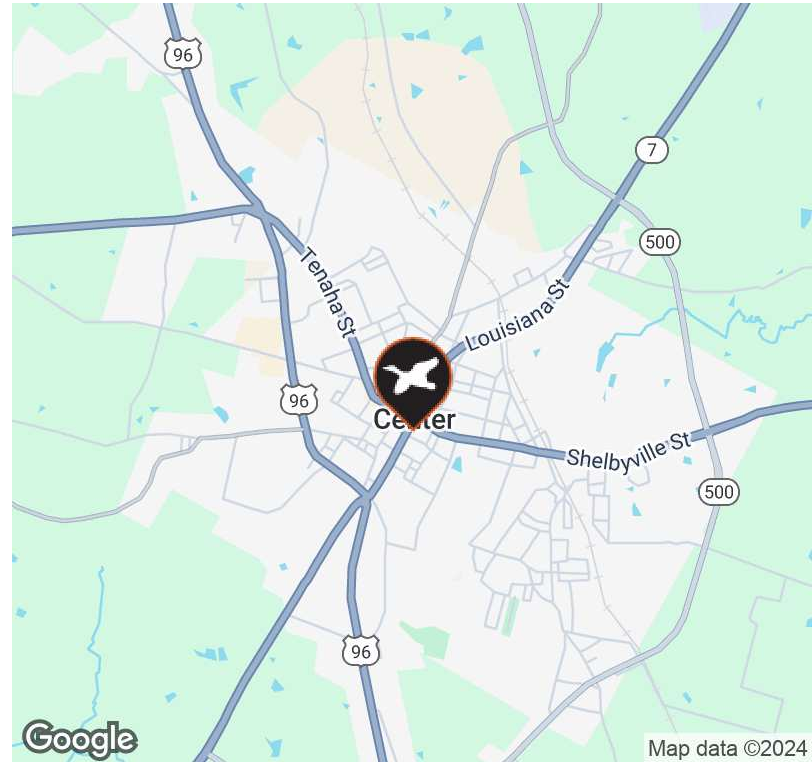


OFFICE SPACE FOR LEASE

119 San Augustine Street, Center, TX 75935

FOR LEASE



Lease Rate	\$15.25 SF/YR + NNN
------------	--------------------------------

OFFERING SUMMARY

Available SF:	2,145 SF
Zoning:	PD

PROPERTY OVERVIEW

Unique lease opportunity in prominent location on the square in Center, TX. Newly renovated Class A office space with above standard finish and beautiful contemporary and rustic architecture.

Entire building is also for sale with current lease income. Contact Broker for details.

PROPERTY HIGHLIGHTS

- Located on Center's beautiful downtown square
- Second floor space with great views of the square
- Newly Renovated
- Private street entrance
- Perfect for event space, call center, or office/bullpen
- Can be finished out for individual office space
- Full kitchen area with two restrooms



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
903.581.3737
DRAKETEXAS.COM

OFFICE SPACE FOR LEASE

119 San Augustine Street, Center, TX 75935

FOR LEASE



FLOOR 2



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
903.581.3737
DRAKETEXAS.COM

OFFICE SPACE FOR LEASE

119 San Augustine Street, Center, TX 75935

FOR LEASE



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
903.581.3737
DRAKETEXAS.COM