

# Stand Alone Office - Rockwall

1271 S Highway 205, Rockwall, TX 75032



Presented By:  
Coldwell Banker Commercial Apex



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## Property Details

This stand-alone residence-to-office conversion is perfect for those seeking a unique and welcoming workspace. This office space offers a blend of comfort and functionality, making it a standout choice for any professional setting. Country Front Porch: A welcoming feature that adds a touch of charm and character to the office, perfect for relaxing during breaks or greeting clients. Reception-Sitting area; Five Spacious Offices; Four offices are located on the first floor, providing ample space for team members, while a private office and mezzanine on the second floor offer additional privacy and versatility. Conference room for meetings, presentations & collaborative sessions; Kitchen & Break Area: A fully equipped kitchen and break area ensure that staff can enjoy meals and downtime without leaving the premises. This versatile space has previously housed an insurance company and an attorney's office, demonstrating its adaptability to various professional needs. Situated fronting SH 205, this office has easy access to I-30 and US 80, making it a convenient location for commuting and attracting clients. The small-town atmosphere adds to the appeal, creating a serene and pleasant work environment that you will enjoy coming to every day. Full Bath and Half Bath: Conveniently located facilities for staff and visitors' comfort. Plenty of Parking: Ample parking space is available, ensuring easy access for employees and clients.

**Price: \$16.70 /SF/YR**

- Stand Alone Office Space
- Three private office; two semi-private offices
- Versatile space has housed an insurance company and an attorney's office
- Plenty of parking on the large concrete pad in back
- Perfect blend of charm and functionality in this office conversion
- Great Location with easy access to I-30 and US 80

View the full listing here: <https://www.loopnet.com/Listing/1271-S-Highway-205-Rockwall-TX/34573067/>

Rental Rate:	\$16.70 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Rentable Building Area	1,797 SF
:	
Year Built:	1990
Walk Score ®:	12 (Car-Dependent)
Rental Rate Mo:	\$1.39 /SF/MO

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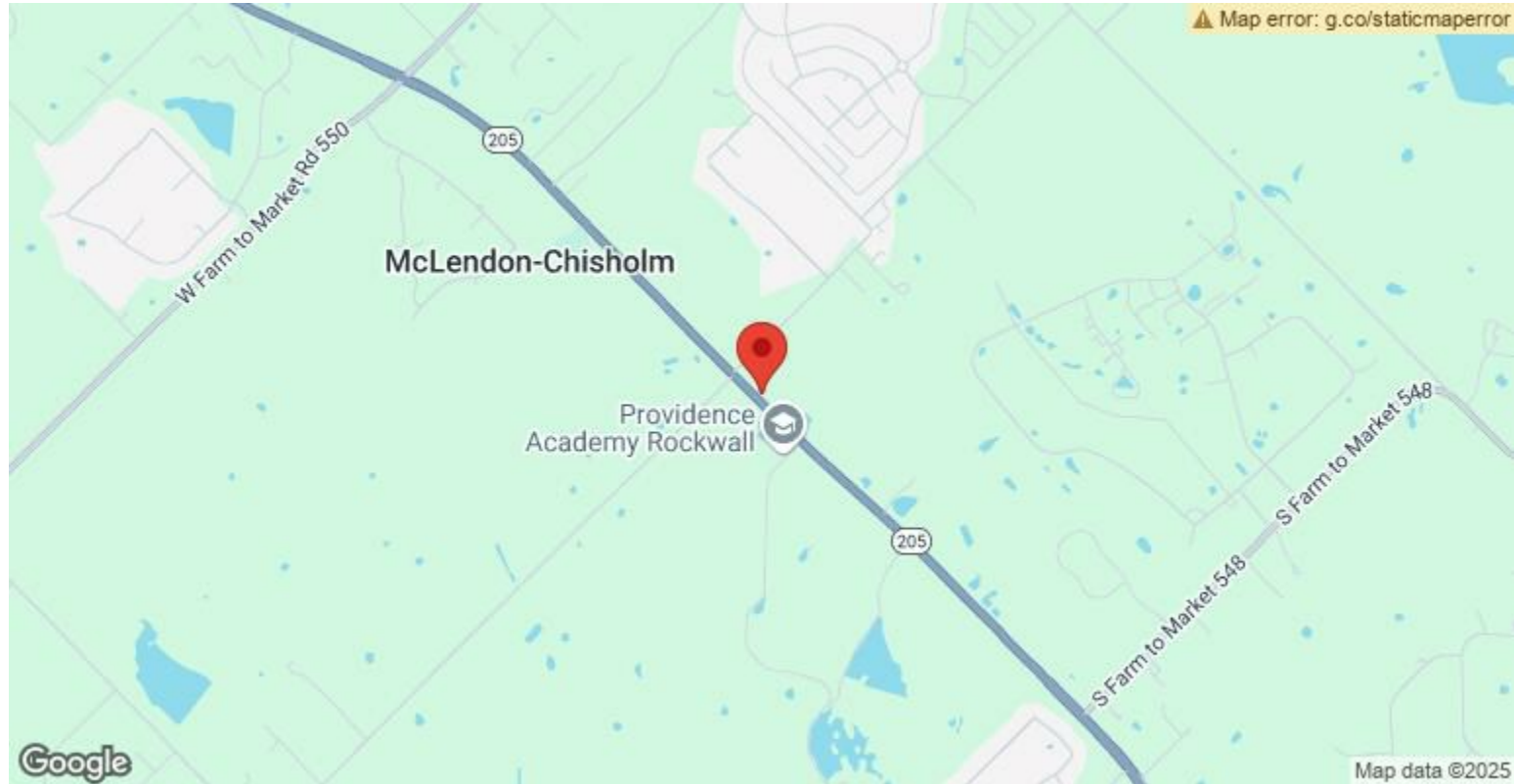
## Listing space

1st Floor	Space Available:	1,797 SF
	Rental Rate:	\$16.70 /SF/YR
	Date Available:	January 22, 2025
	Service Type:	Plus All Utilities
	Built Out As:	Law Firm
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	Negotiable
** MONTHLY LEASE RATE - \$2500 + utilities		

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## Location





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## Property Photos



Classic front elevation



Front Country Porch



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## Property Photos



Full Quarter Acre lot



Great location on SH 205



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## Property Photos



Back Entry to Office



Plenty of parking in back

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## Property Photos



Entry & Reception



Semi Private Office



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## Property Photos



Private Office



Semi Private office

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## Property Photos



Kitchen - Break area



Conference Room



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## Property Photos



Private Office & Mezzanine up



Mezzanine up

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## Property Photos



Private Office up



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**Dan Robertson**

[realestate@danrobertson.net](mailto:realestate@danrobertson.net)

(214) 926-6199

**Coldwell Banker  
Commercial Apex**

2555 Ridge Rd, Suite 144  
Rockwall, TX 75087

