

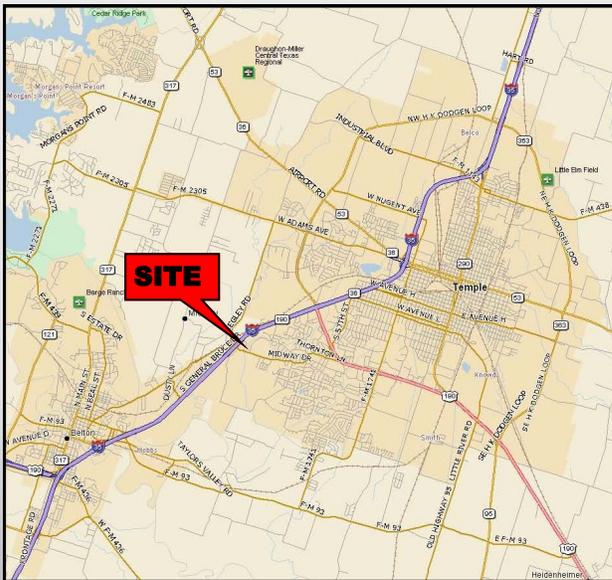
5100 MIDWAY DRIVE

Temple, TX 76502

SPRADLEYPROPERTIES.COM



OFFICE SPACE FOR LEASE



LEASE SPACE:

Suite 103: 660 SF
Suite 201: 285 SF
Suite 202: 135 SF (Available 4-1-2026)

LEASE RATE:

Suite 103: \$1,155.00/mo
Suite 201: \$570.00/mo
Suite 202: \$270.00/mo
3% annual increases

SECURITY DEPOSIT:

Equal to one month's rent

ZONING:

C - Commercial

PARKING:

Asphalt paved for 45 spaces (1 space/230SF)

COMMENTS:

Three separate office buildings that encompass a center landscaped courtyard. Each building is wood frame with brick veneer & concrete slab foundation. New roofs were installed in 2014. Water/Sewer/Trash are included in all buildings. Electricity is included in buildings 1 and 2.

Presented By: Bobby Spradley, CCIM
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(254) 771-5111

Tenant is responsible to verify all information contained herein. The statements and figures while not guaranteed, are secured from sources we believe authoritative. No representations or warranties, either expressed or implied, are made as the accuracy of the information contained herein. Tenant should assume that Spradley Properties represents Landlord, unless otherwise informed. All information subject of change. 2/25/2026

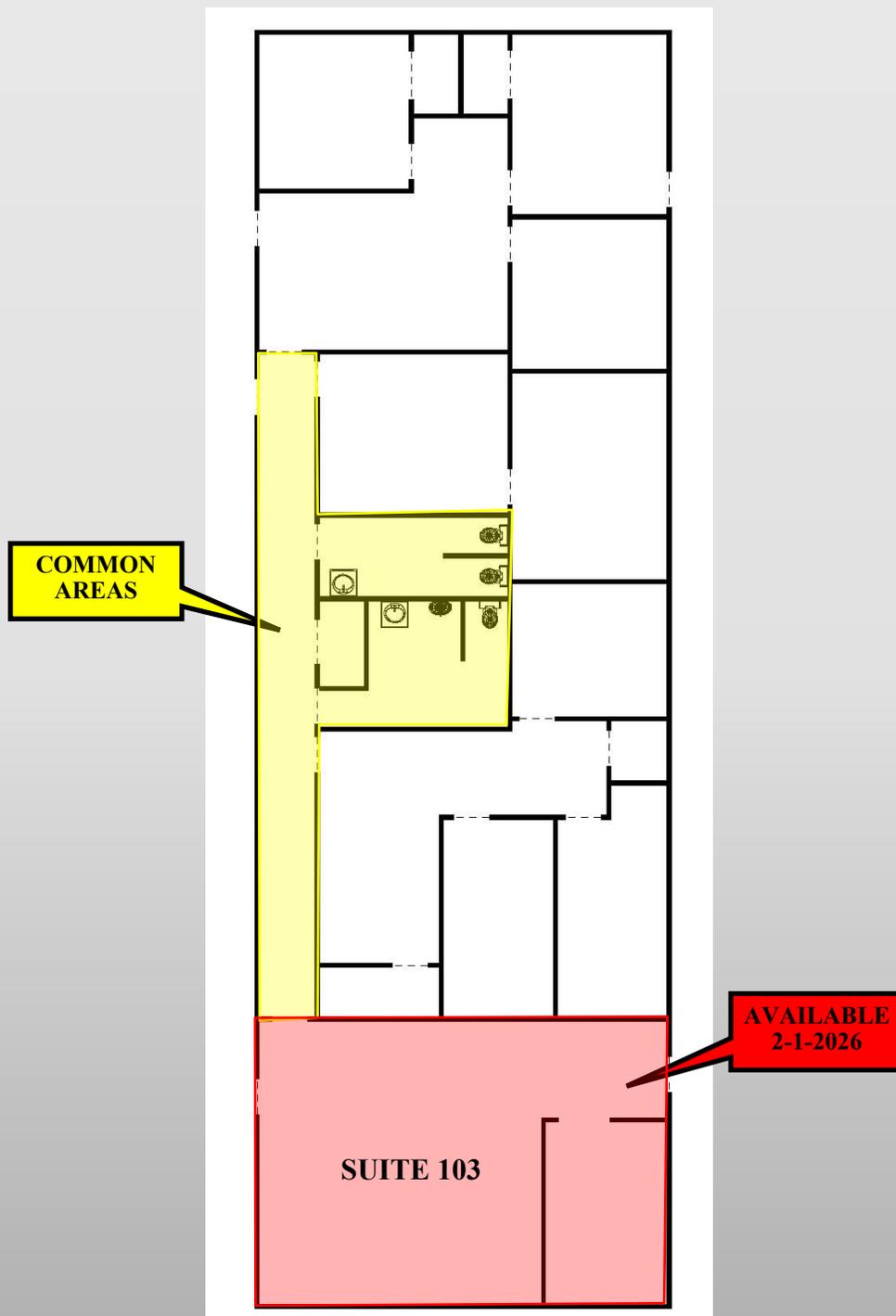


121 N. 31st Street, Suite C
Temple, TX 76504

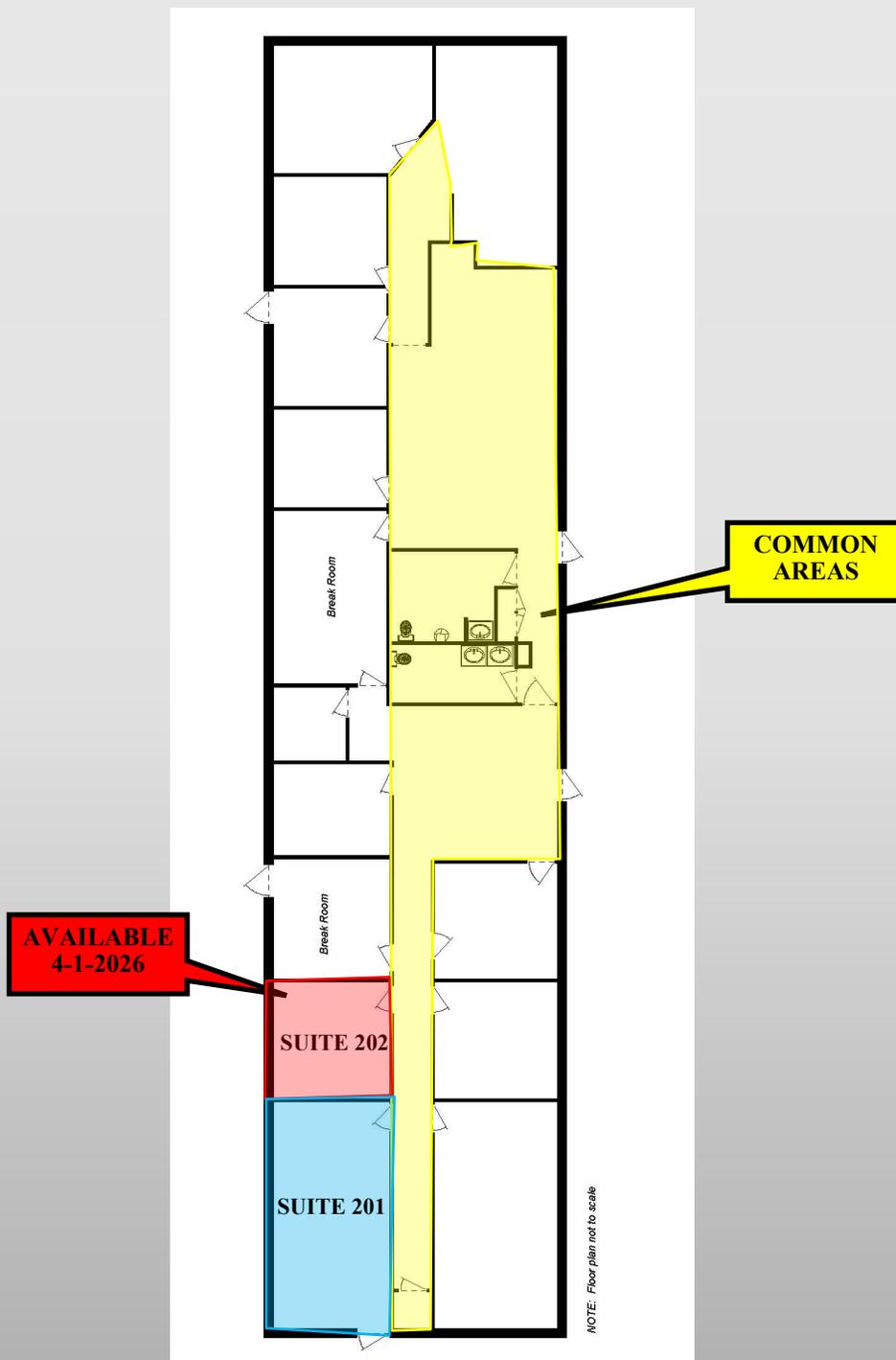
www.spradleyproperties.com

Direct: (254) 771-5111
Office: (254) 742-7733
Fax: (254) 742-2411

Building 1



Building 2



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