

### SPACE FEATURES:

- Efficient Office Space
- Across Stallings from Tenet Health's Nacogdoches Medical Center
- In growth quadrant of Nacogdoches



### FOR MORE INFORMATION PLEASE CONTACT:

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### CPRE Commercial

3505 North Street  
Nacogdoches, TX 75965  
(936)564-2622

#### BUILDING:

Premises: 2,267 SF

#### AVAILABILITY:

Immediate

#### TERM:

Minimum 36 months

#### NET RENT:

\$16.20/SF/YR

#### 2018 ESTIMATED OPERATING EXPENSES:

\$2.73/SF/YR

#### PARKING:

32 parking spaces

#### OFFICE:

Large Reception/Open Area, (5) Private Offices, (1) Restroom, (2) Storage Closets, Multiple Open Concept Area for Workstations, Mail Room

