

PINNACLE PLAZA - FOR LEASE

3225 SSW Loop 323 , Tyler, TX 75701

FOR LEASE



Lease Rate

**\$9.00 - 12.00
SF/YR + NNN**

OFFERING SUMMARY

Available SF: 3,032 - 9,125 SF

Zoning: M-1

PROPERTY OVERVIEW

Multiple square footage options now available at Pinnacle Plaza. Versatile layout options customizable to fit a multitude of uses. Ideal for retailers, showrooms, or service businesses needing a retail presence along with functional and flexible layouts and amenities.

PROPERTY HIGHLIGHTS

- Available now
- AADT (2023) 49,590
- Fascia and pylon signage available
- 10'x10' grade level OH doors
- Adequate lighted parking
- (3) three ingress/egress points on Loop 323
- Easy access to all major corridors



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

DRAKETEXAS.COM

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,032 - 9,125 SF

Lease Term:	Negotiable
Lease Rate:	\$9.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3219 SSW Loop 323	Available	6,026 SF	NNN	\$9.00 SF/yr	Showroom/Flex Space w/ OHs
3225 SSW Loop 323	Available	3,094 SF	NNN	\$12.00 SF/yr	Showroom/Office w/ Shop Space
3223 SSW Loop 323	Available	9,125 SF	NNN	\$10.00 SF/yr	Entire Building Available
3221 SSW Loop 323	Available	3,032 SF	NNN	\$12.00 SF/yr	Retail/Office Space



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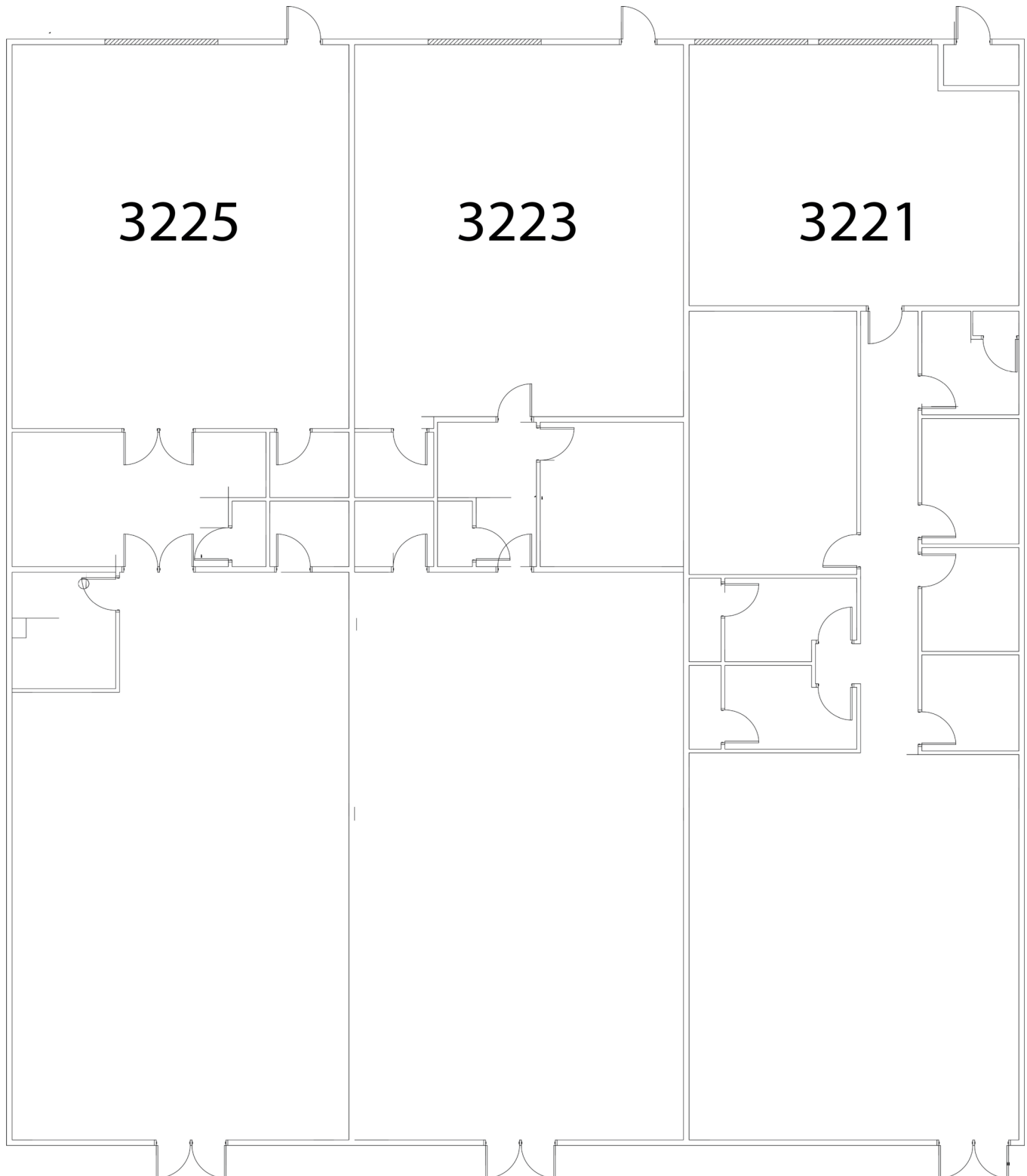
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SUITE 3225



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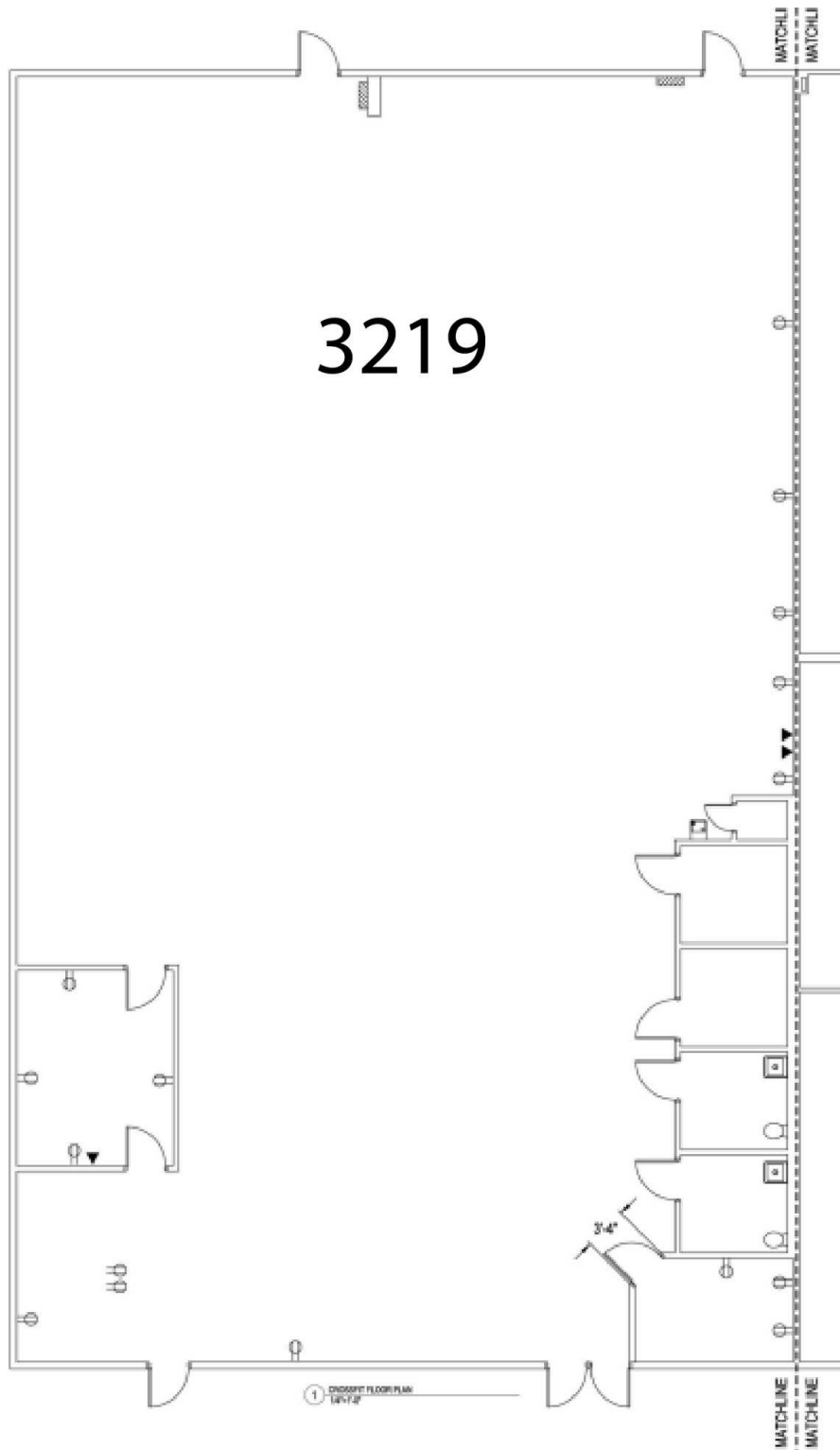
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SUITE 3219



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