



Jack Lenhart
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COLDWELL BANKER
COMMERCIAL
LENHART
PROPERTIES INC.

1100 Judson Rd., Suite 400
Longview, TX 75601
Office 903-297-1444

**3206 Fourth Street
Longview, TX 75605**



FOR LEASE

- ◆ 2,300 Sqft. Class "A" Office Space Available
- ◆ Zoned Office
- ◆ Multiple Private Offices
- ◆ Conference Room
- ◆ Break Room
- ◆ Ample Parking
- ◆ Potential Signage on Fourth Street

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



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Aerial Map



Located on Fourth Street just south of Loop 281 near Longview's premier retail, restaurants and medical districts.

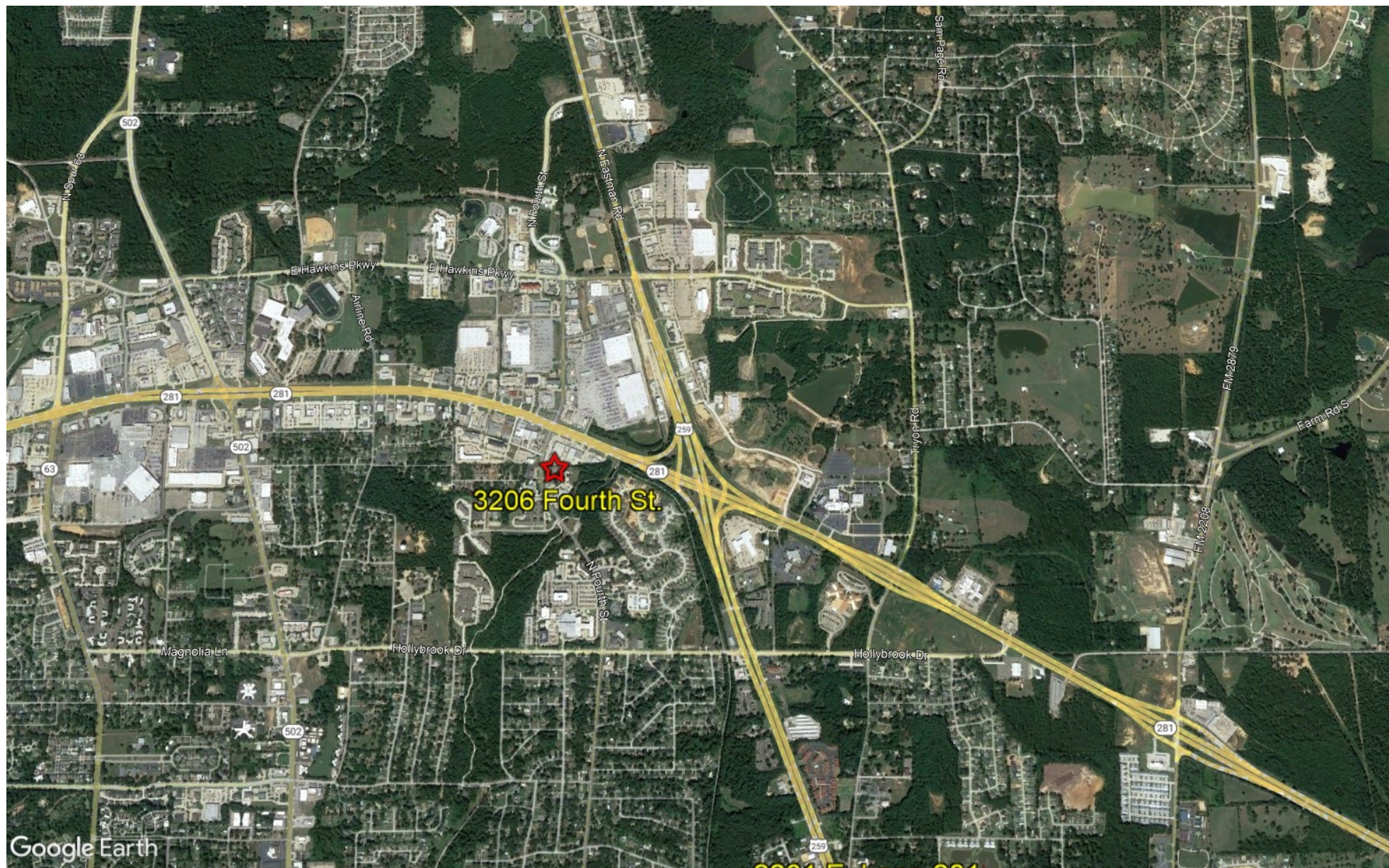


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Location Map





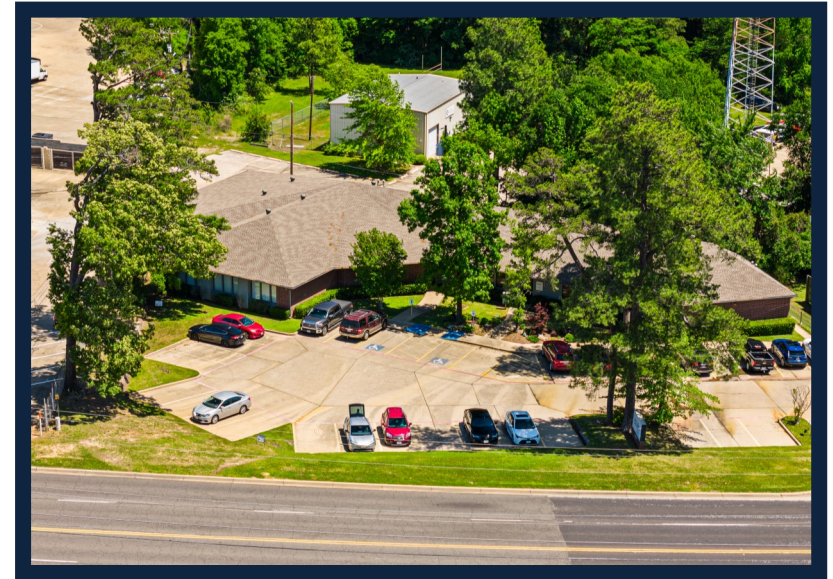
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Photos





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Floor Plan

3206 Fourth Street

Floor Plan



Dimensions are approximate and not to scale