

### SPACE FEATURES:

- Large Standalone Medical Office Building with Mix of Patient-Facing, Specialty, Meeting Rooms and Administrative Offices
- In the Heart of the Hospital District Adjacent to the Memorial Hospital Campus and Medical Office District
- Large North Parking Lot with Room for Expansion
- Multiple Entrances / Exits



### FOR MORE INFORMATION PLEASE CONTACT:

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[www.commercial.cpre.com/properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

#### PREMISES:

Approximately 12,200 SF

#### AVAILABILITY:

Vacant

#### TERM:

Minimum 36 months

#### NET RENT:

\$15.00/SF/YR

#### 2024 Estimated NNs

#### (Property Taxes/Insurance):

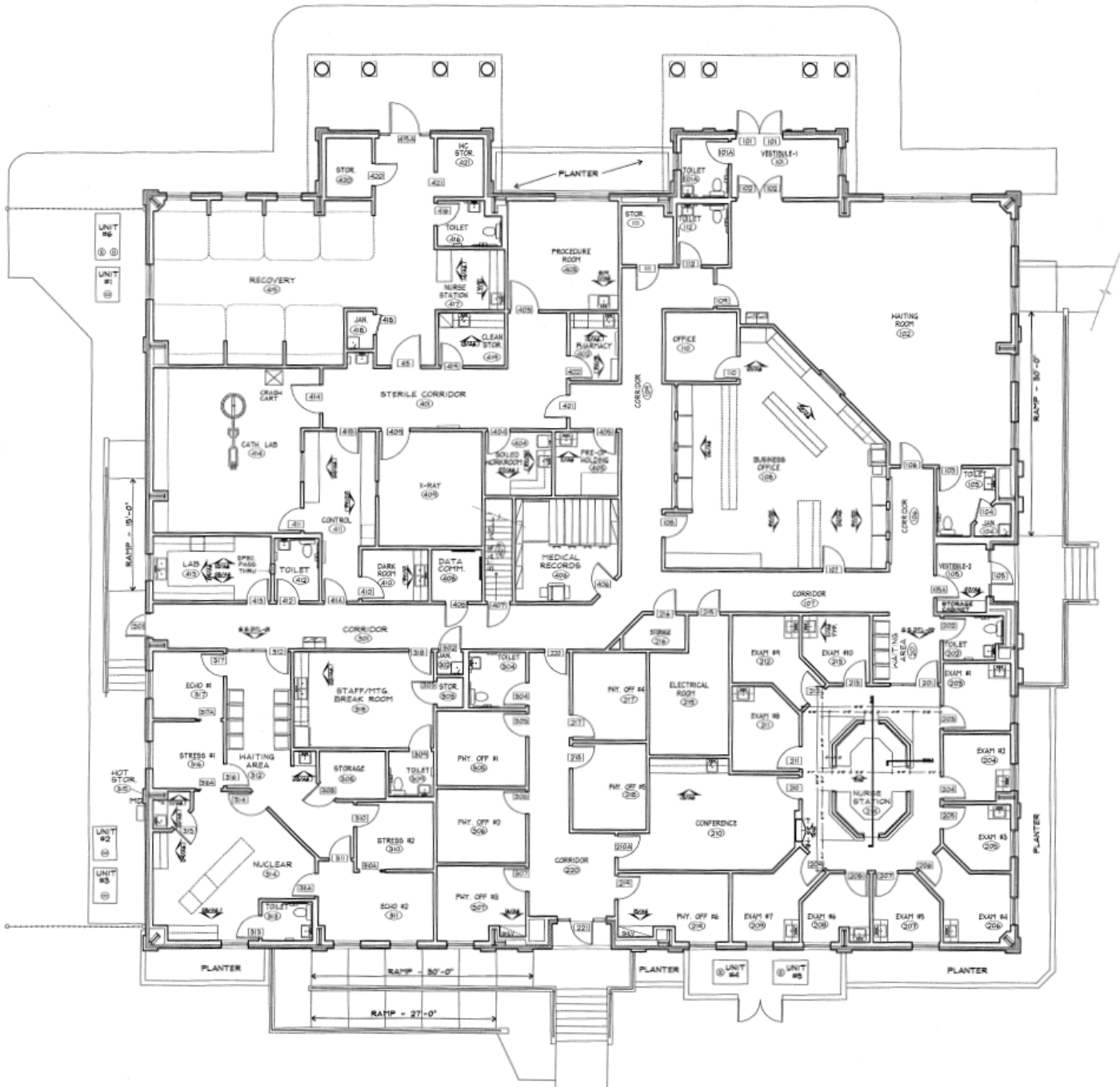
\$3.51/SF/YR (Reimbursable to Landlord on Monthly Basis as Additional Rent)

#### PARKING:

Ample Paved Parking on North Side of Building with Additional Area for Adding More Spaces

#### OFFICE LAYOUT:

Wall Intensive Floor Plan with Meeting Rooms, Exam & Treatment, Administrative Office Core and Physician Office Wing, Specialty Rooms including Cath Lab and X-Ray and Storage Rooms.

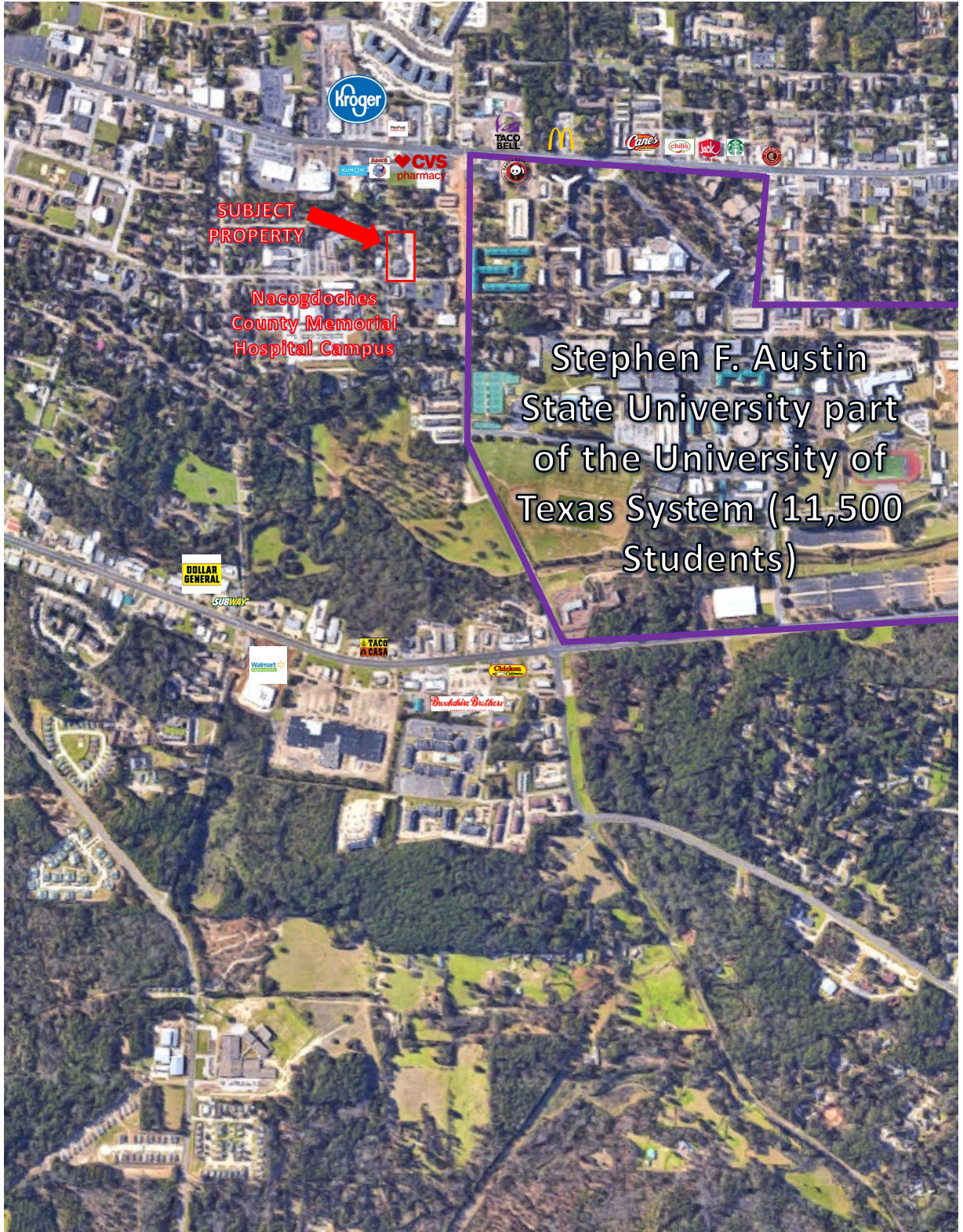


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FOR LEASE

1303 North Mound Street – Nacogdoches, TX

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COMMERCIAL



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