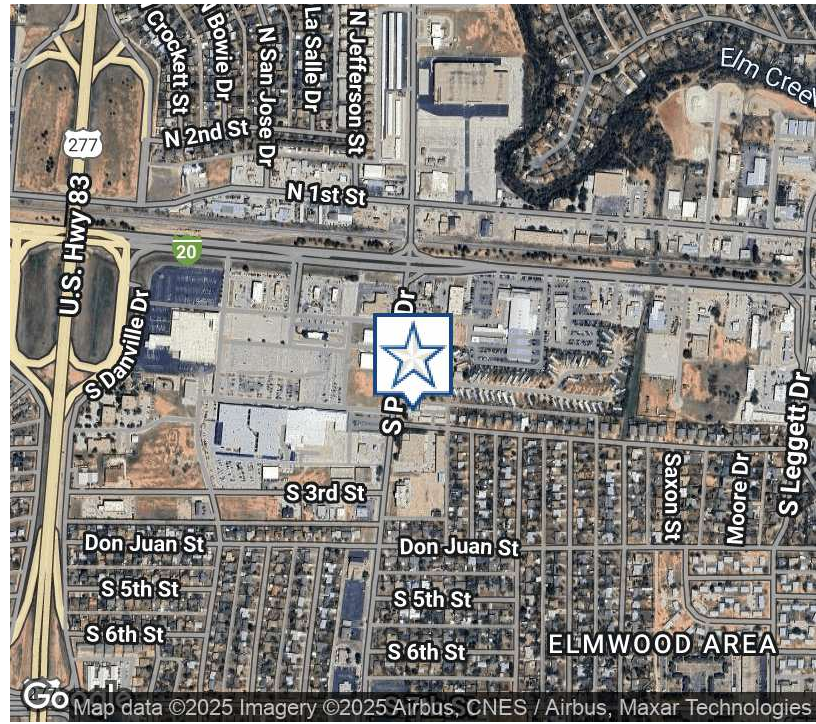


209 S. PIONEER DR

209 S. Pioneer, Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF: 481 - 1,019 SF

Lease Rate: \$15.00 SF/yr (MG)

Year Built: 1965

Building Size: 12,749 SF

Zoning: LI

PROPERTY OVERVIEW

Chimney Creek Place - Multi-tenant office building centrally located with convenient access to Business 20, ensuring effortless commuting for clients and employees. Tenants have 24 hour access to their space.

PROPERTY HIGHLIGHTS

- - Centrally located in Abilene, TX
- - 24-hour access for flexibility
- - Excellent visibility on S Pioneer
- - Versatile space for various business needs

ERIK PAUL JOHNSON

325.439.0186

erik@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

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LEASE
SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	481 - 1,019 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
209 S Pioneer, Suite 1	Available	850 SF	Modified Gross	\$15.00 SF/yr	Three offices, conference room, reception. Landlord pays water, sewer, and trash. Tenant pays electricity and all other utilities.
209 S Pioneer, Suite 2	Available	1,019 SF	Modified Gross	\$15.00 SF/yr	Landlord pays water, sewer, and trash. Tenant pays electricity and all other utilities.
209 S. Pioneer, Suite 3	Available	481 SF	Modified Gross	\$15.00 SF/yr	Large office with closet. Landlord pays water, sewer, and trash. Tenant pays electricity and all other utilities.

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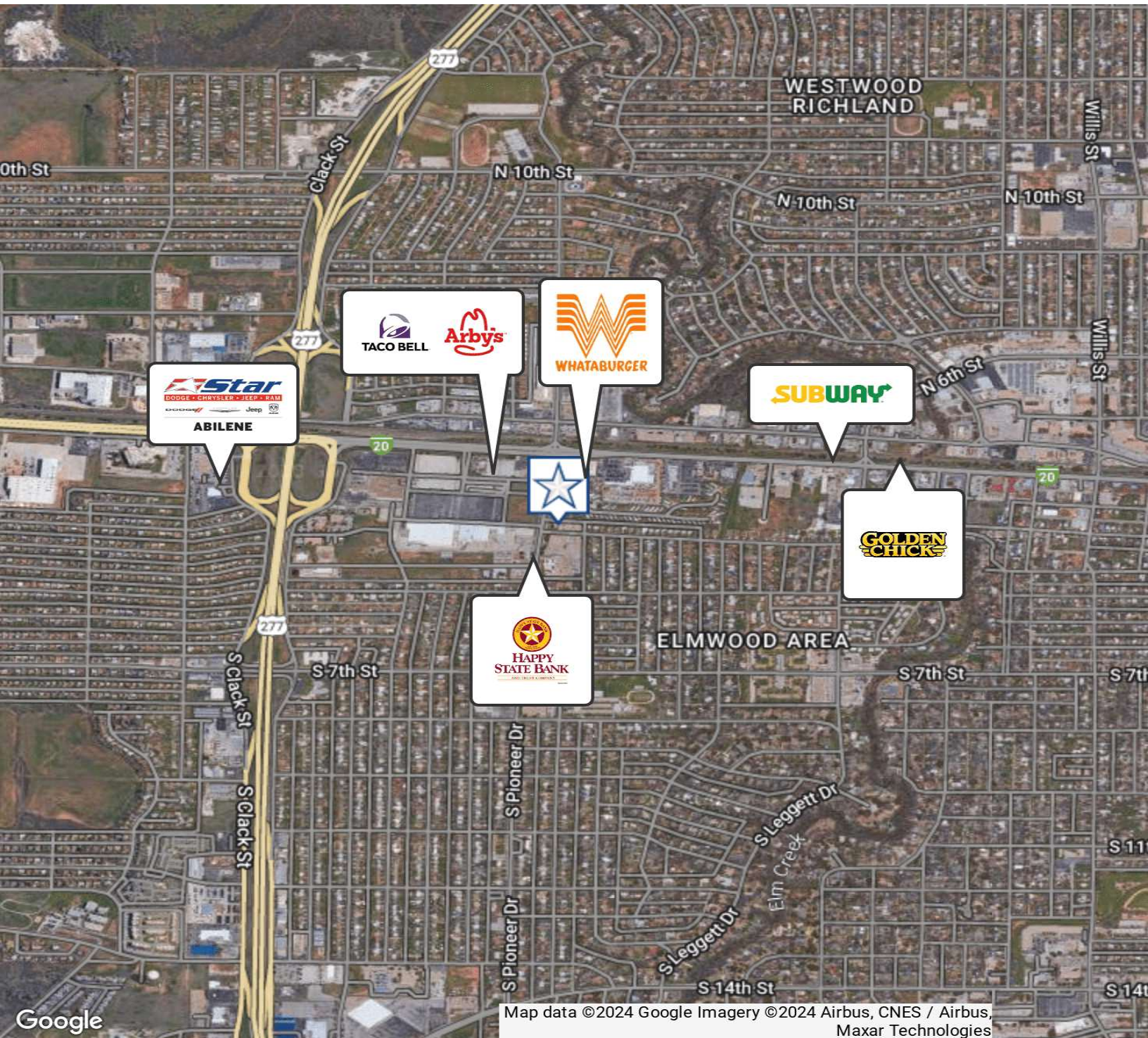
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LOCATION
MAPS



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