



## Property Information

**Location:**

506 W. Methvin  
Longview, Texas 75605  
Just south of W. Marshall Ave.

**Available Square Footage:**

O'Donnell – Approximately 360 SF  
HR Bowers – Approximately 370 SF

**Lease Price:**

\$1,300.00 per month including utilities

**Zoning:**

Heavy Commercial

**Amenities:**

Beautifully restored historical building that offers the use of reception area, break area, fitness room, covered porch as well as the large conference room. Both available suites include keypad access and full private bathroom with shower.

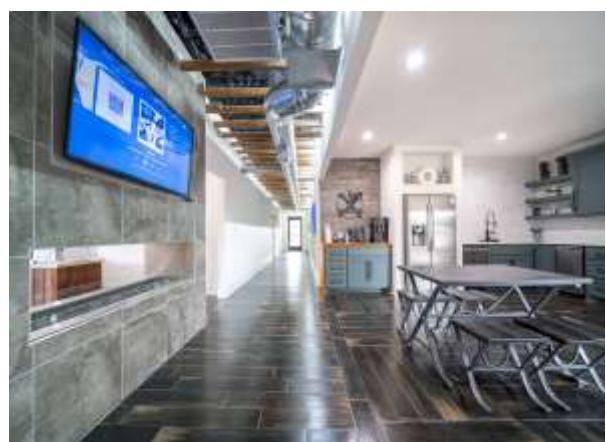
*For more information:*

**Walter R. Northcutt**

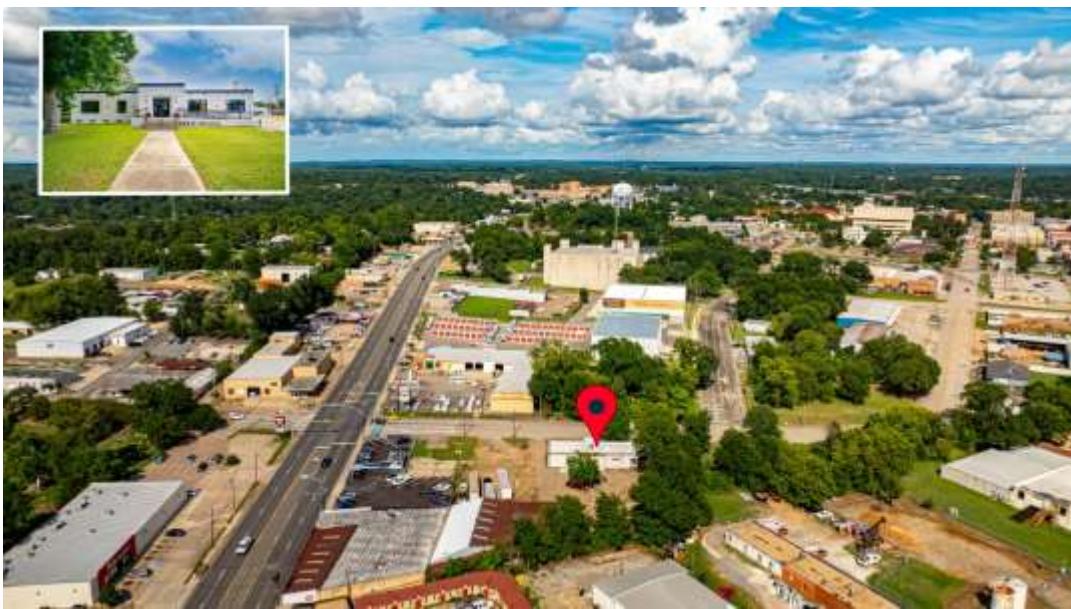
**(903) 753-2191**

**[wnorthcutt@beerwellseasttexas.com](mailto:wnorthcutt@beerwellseasttexas.com)**

## Property Photos

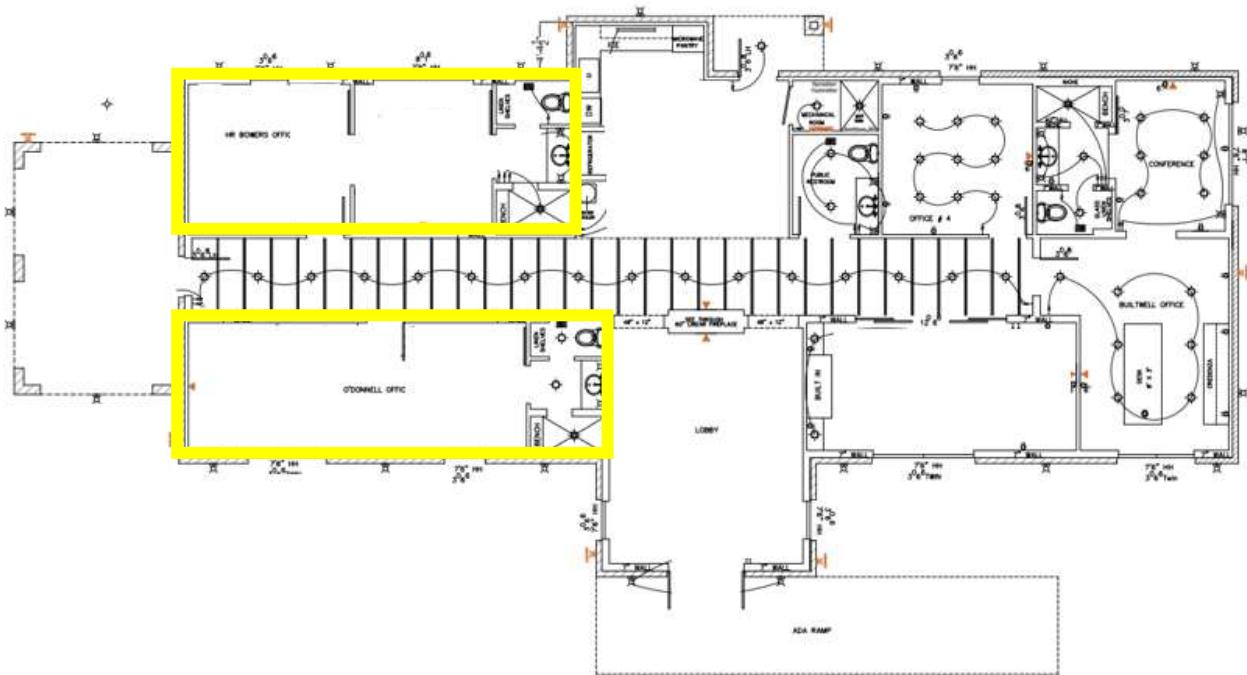


506 W. Methvin, Longview TX 75601

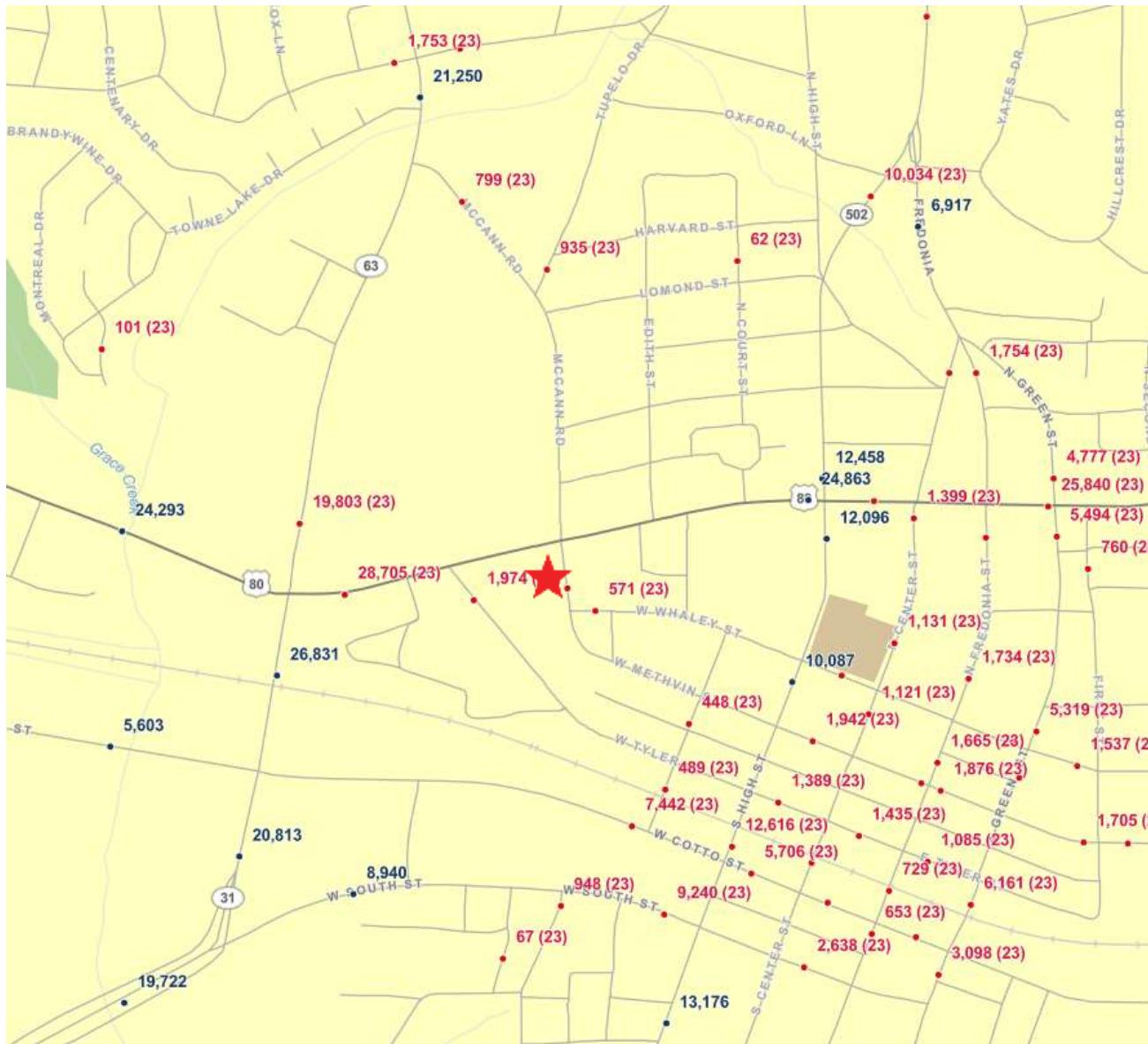


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, boundary lines or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

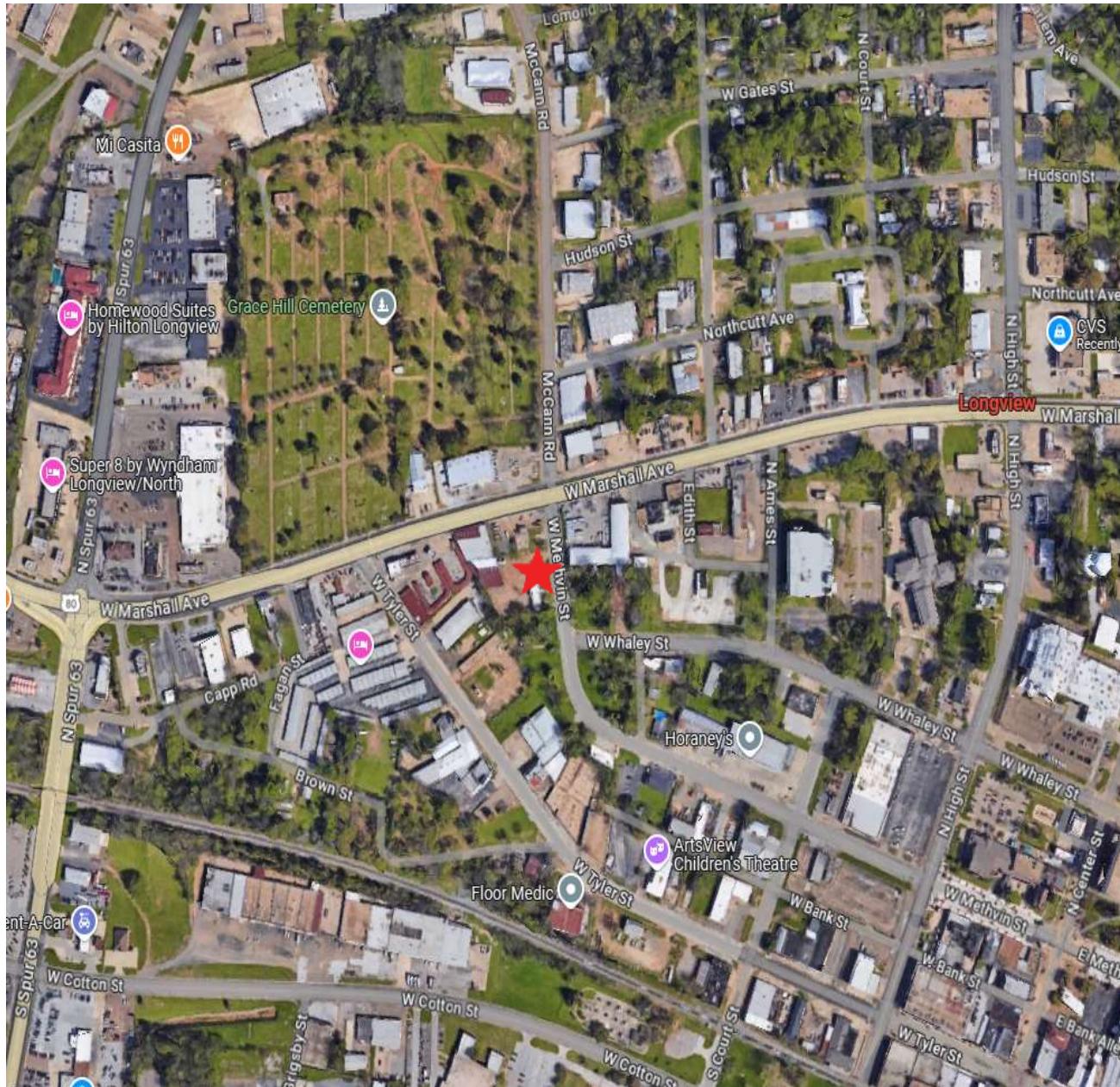
## FLOOR PLAN



## TRAFFIC COUNTS



## AERIAL MAP



## MAP

