

SPACE FEATURES:

- Efficient Office Space
- Situated on Highest Traffic Count Intersection in the City of Nacogdoches (~40,000 VPD)
- Great Visibility to General Consumer Traffic as an Outparcel to Walmart
- In growth Quadrant of Nacogdoches



FOR MORE INFORMATION

PLEASE CONTACT:

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CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

BUILDING:

Premises: 1,456 SF

AVAILABILITY:

Immediate

TERM:

Minimum 36 months

NET RENT:

\$20.00/SF/YR
(\$2,427.00/Month)

2024 ESTIMATED OPERATING EXPENSES:

\$2.88/SF/YR (\$350.00/Month)

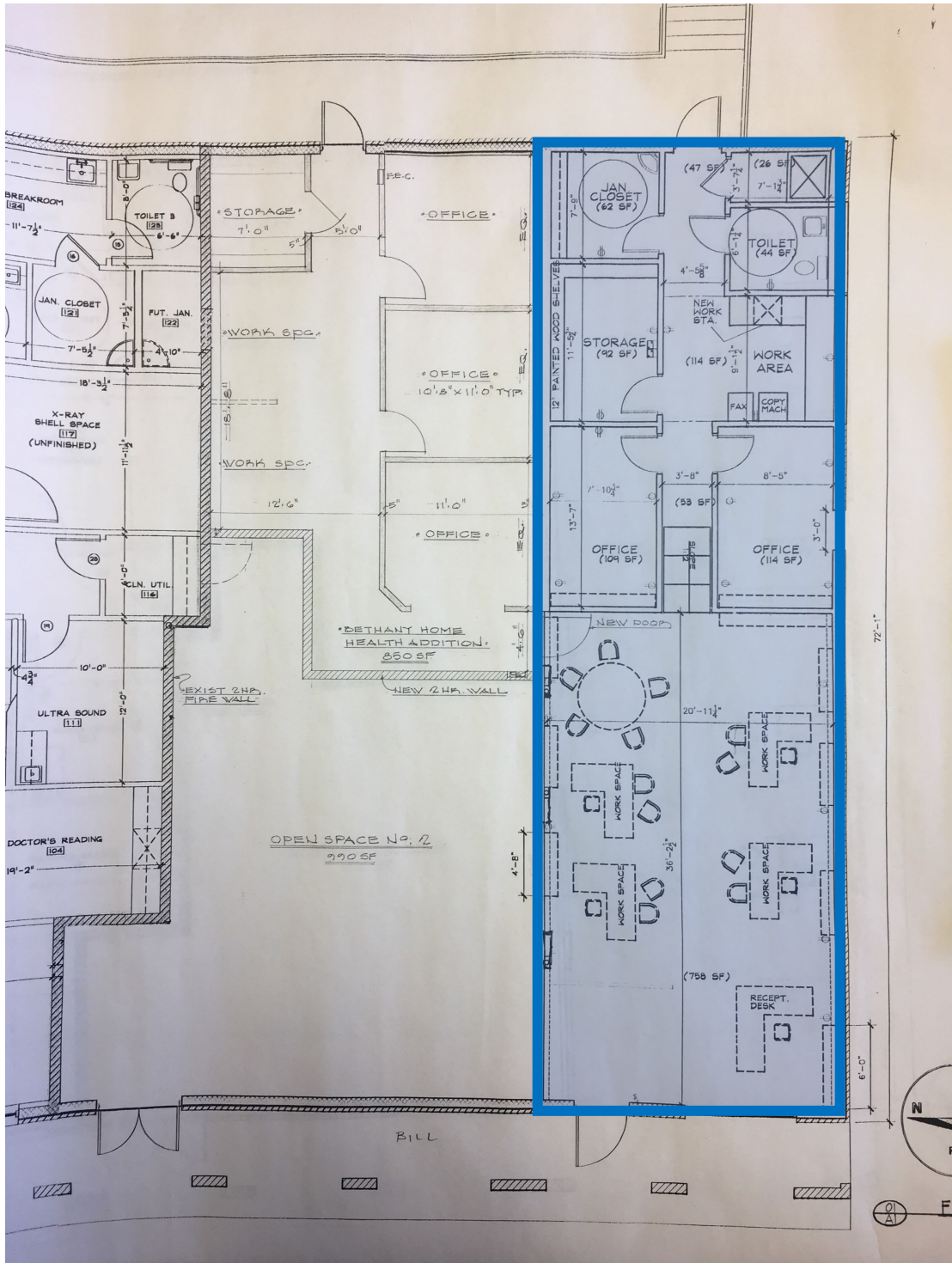
PARKING:

32 parking spaces

OFFICE:

Large Reception/Open Area, (2)
Private Offices, (1) Restroom, (2)
Storage Closets, Break Room

As-Built Floor Plan



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