

# Memory Lane Ste 105- Medical / Professional Office / Retail

**3,453**  
SQUARE FEET

**\$0.00 /mo**  
RENT / SF

**\$0.00**  
RENT

**(254) 699-8300**  
www.johnreider.com

## PROPERTY ADDRESS

**2101 Memory Lane - Suite 105**  
**Harker Heights, TX 76548**

COMMERCIAL TYPE: **Special Purpose**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

**2101 Memory Lane, Ste 105 - Harker Heights, Tx 76548**

**LOCATION:** Located at the corner of Memory Lane and Shelby Ln in between Sam's Club and Super Walmart and just off of Interstate 14/Hwy 190. Other businesses in the area include: Seton Medical Center, Chuy's Tex Mex Restaurant, A Plus Federal Credit Union, Batteries Plus, Acropolis Greek Restaurant and Freedom Urgent Care.

**DESCRIPTION:** AVAILABLE NOW! Opportunity is knocking! The Exterior Shell Is Complete and the first suites are under construction. This building is offered for commercial lease from 1,151 sqft up to 3,453 sqft. Finish out is being offered by the Landlord for a truly turnkey process. Finish out could be from a finished vanilla shell to a full office or medical suite. Architect and engineering services are already in place. Our first 2 tenants are open for business; Monteith Title and Ledger Foot and Ankle Clinic.

2 driveways are available to make access easy. 40 plus parking spaces are available. The property offers a tenant dumpster. Tenants will pay their own utilities for power, water and data/ phone. Fantastic landscape tops off the beauty of the grounds.

Call today with your questions and let's find out how this property can work for your business.

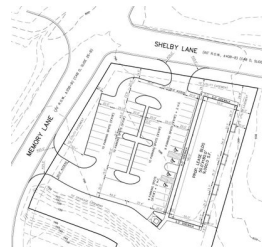
Exclusions: No Restaurants, No smoke shops, No liquor/ convenience/grocery store.

**RENT:** Call For Pricing

- Zoning: B-4
- Building Square Footage: 9,208+/-
- Neighborhood: Joshua's Crossing Phase Two
- Lease Type: NNN
- Also For Sale: No
- Street Frontage: 440" (Corner Lot)
- Flooring: Concrete Slab
- Restrooms: 1,2
- Offices: Open Shell or Other, Build to Suit
- Other Tenants: N/A

## RENTAL TERMS

|                  |      |
|------------------|------|
| Rent             | \$0  |
| Security Deposit | \$0  |
| Application Fee  | \$35 |



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