

ONE KILLEEN CENTER

1711 E. CENTRAL TEXAS EXPRESSWAY, KILLEEN, TX 76541

Space	Available Sq. Ft.
Suite 100-A	276 SF
Suite 101	3,372 SF
Suite 103	1,710 SF
Suite 201-A	1,888 SF
Suite 201-F	458 SF
Suite 206	2,117 SF
Suite 300-F	163 SF
Suite 300-I	203 SF
Suite 310	1,089 SF



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MICHAEL BOYD | 254.319.7744 | michael@ind-re.com
ERIK W. RAY | 254.239.9299 | erik@ind-re.com

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Established along **Interstate 14**, One Killeen Center is the area's premier professional office building. With its central Killeen location and great access, this popular 3-story structure features an impressive atrium garden, 2 glass elevators, executive suites, dedicated tenant signage and free parking. Office space ranges from 120 SF to 10,000 SF of contiguous space. Currently home to two television network affiliates, a title company and a community bank, One Killeen Center reflects a high caliber tenant base.

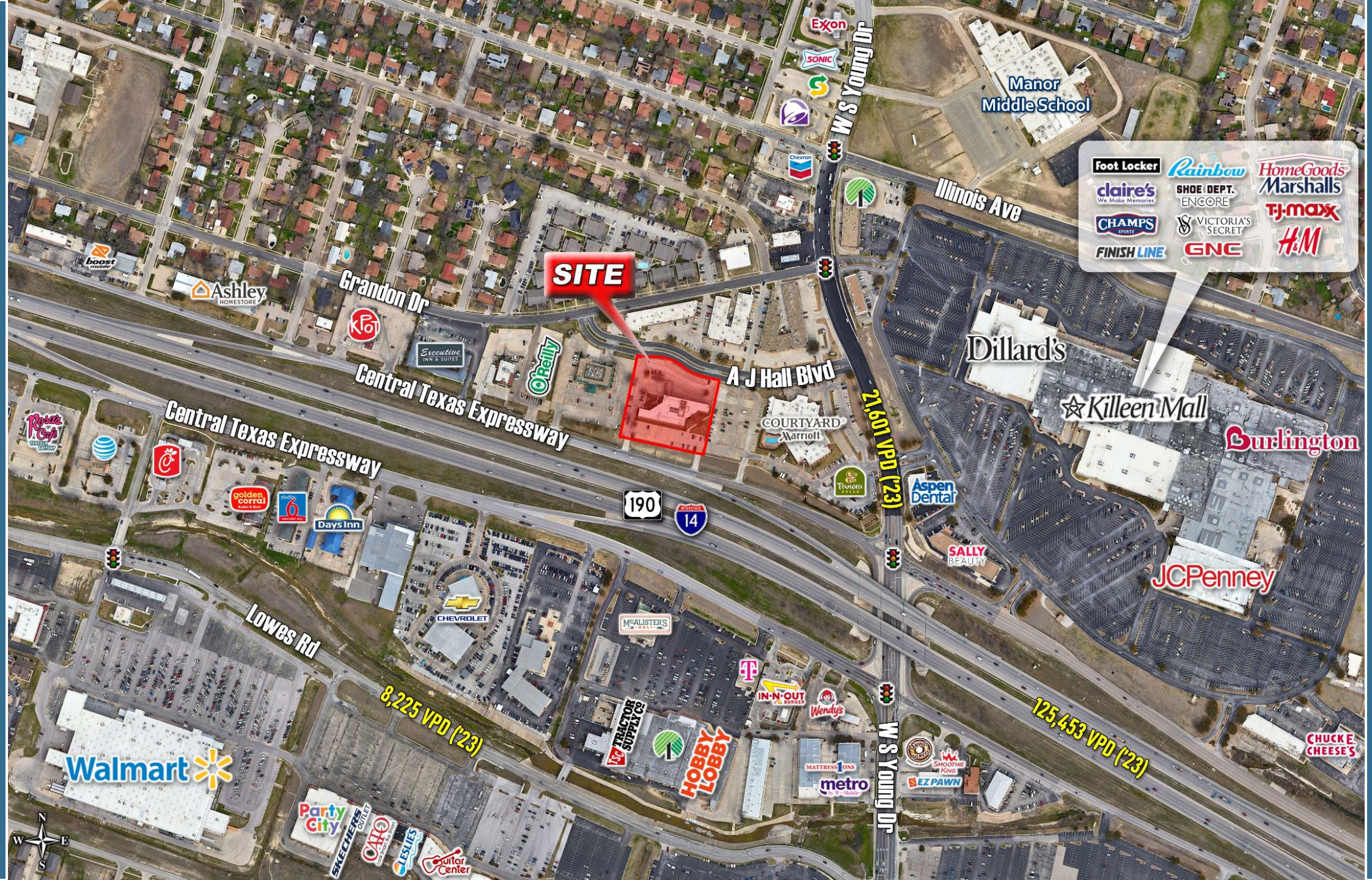
One Killen Center neighbors Courtyard Marriot, Panera Bread and a buffet-style restaurant. Being situated within a high-growth regional retail corridor, there is close access to Killeen Mall, Wal-Mart Supercenter, Office Max, Starbucks and a myriad of restaurants. Under **new ownership**, the building is experiencing \$1 million in improvements. One Killeen Center strives to attract an eclectic mix of professionals from government to finance, real estate to engineering, medical to legal.



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SITE

- | | | |
|-------------|-------------------|------------|
| Foot Locker | Rainbow | HomeGoods |
| claire's | SHOE DEPT. ENCORE | Marshall's |
| CHAMPS | VICTORIA'S SECRET | TJ-maxx |
| FINISH LINE | GNC | H&M |

Walmart

JCPenney

Dillard's

Killeen Mall

Burlington

A J Hall Blvd

Grandon Dr

Illinois Ave

Central Texas Expressway

Lowes Rd

W S Young Dr

190

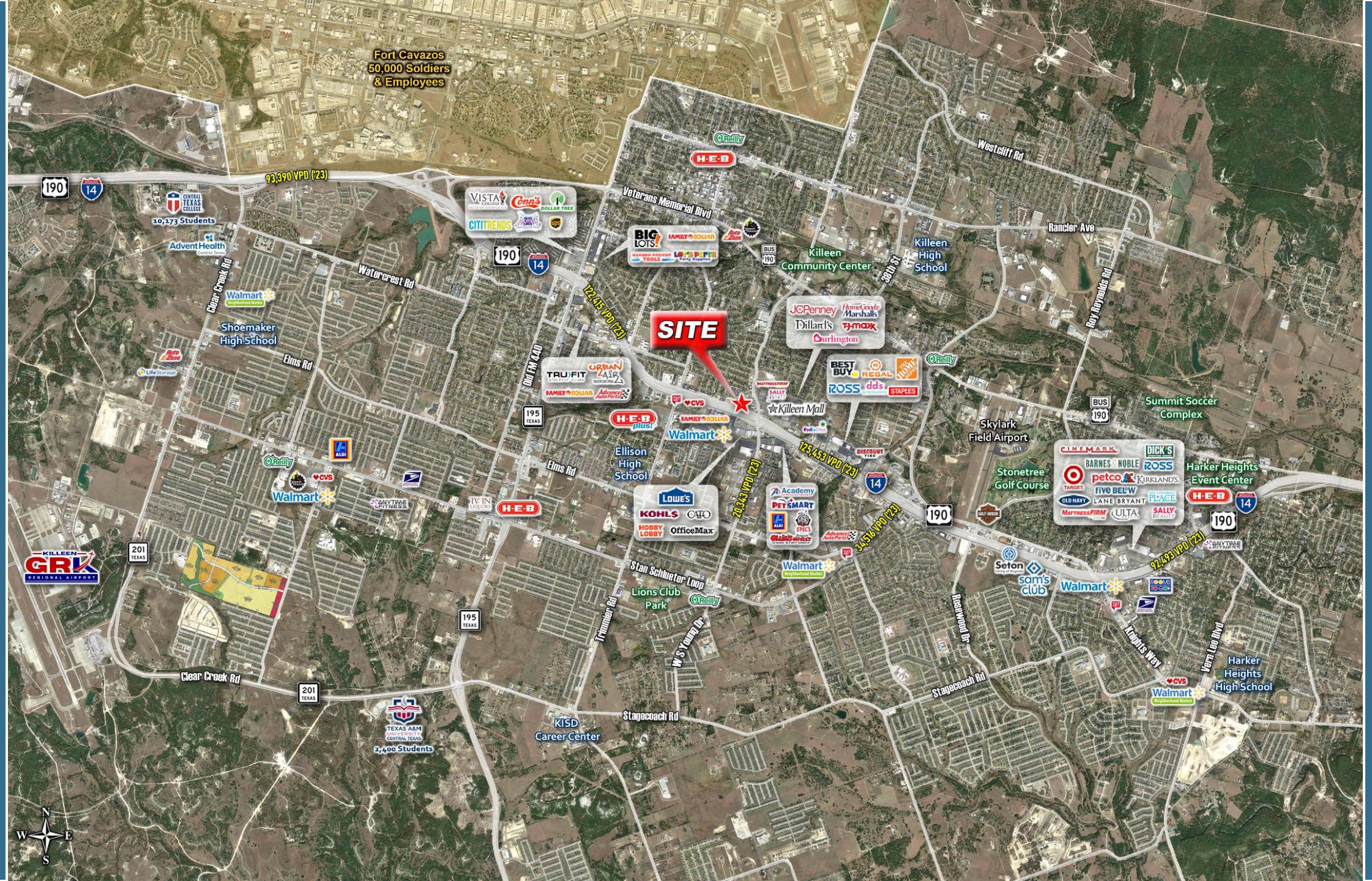
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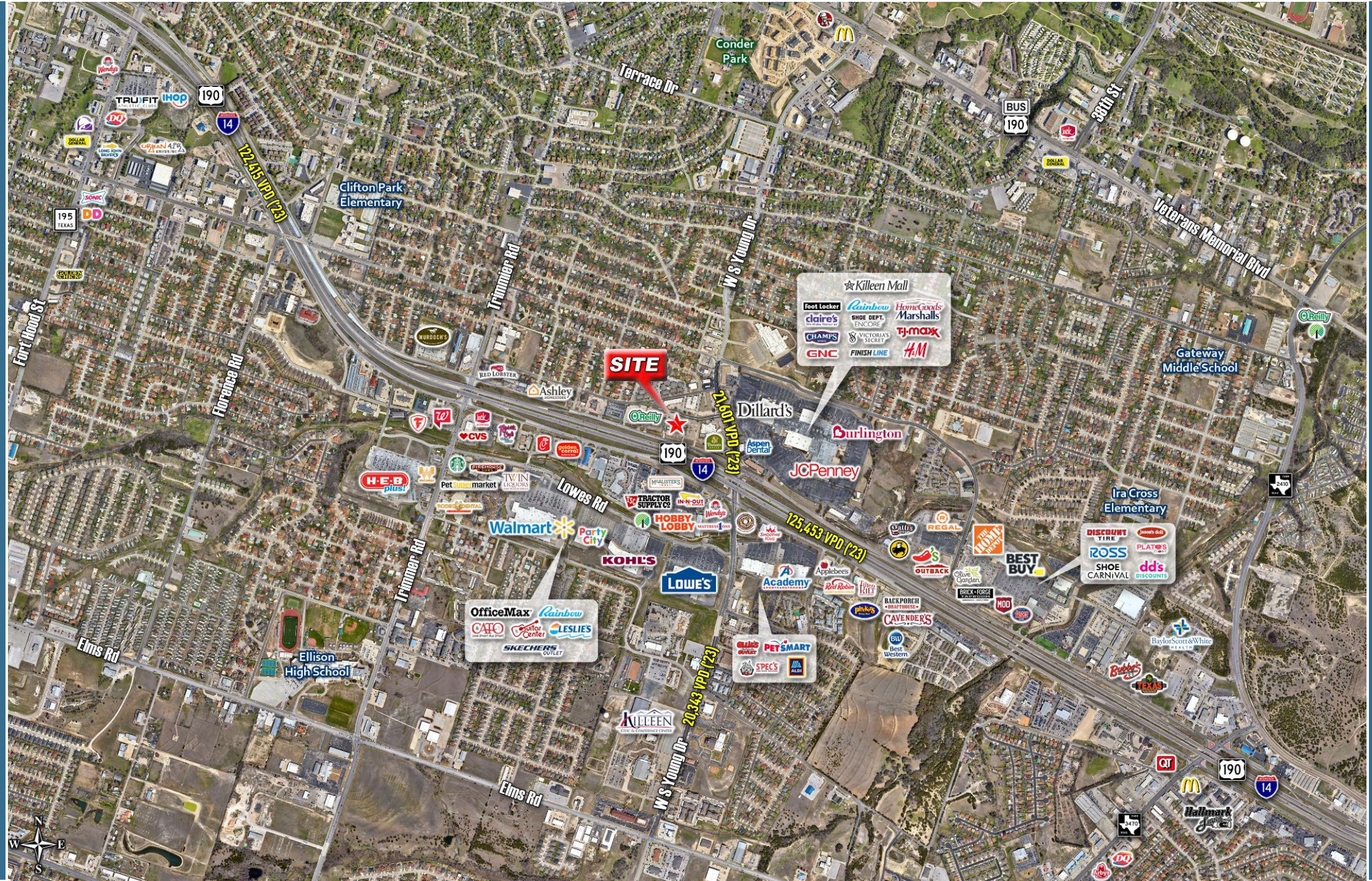
21,601 VPD (23)

8,225 VPD (23)

125,453 VPD (23)

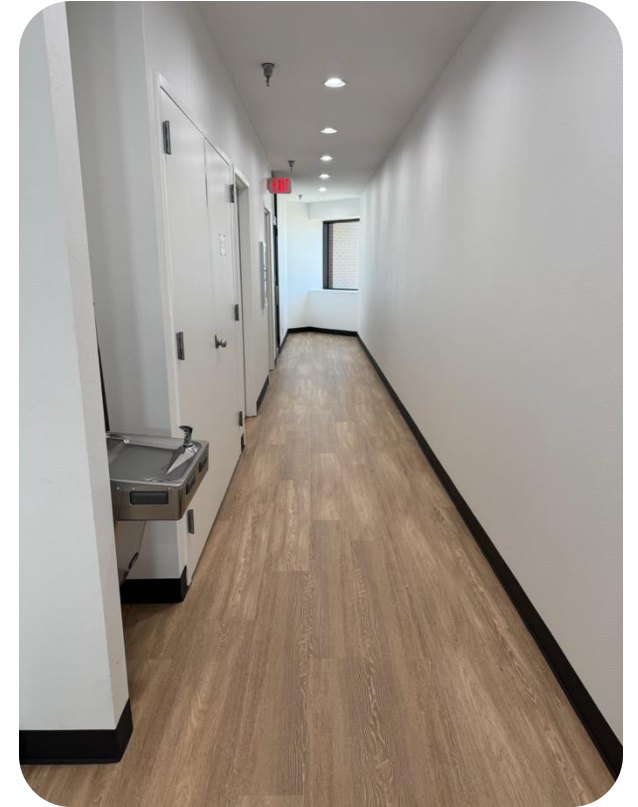
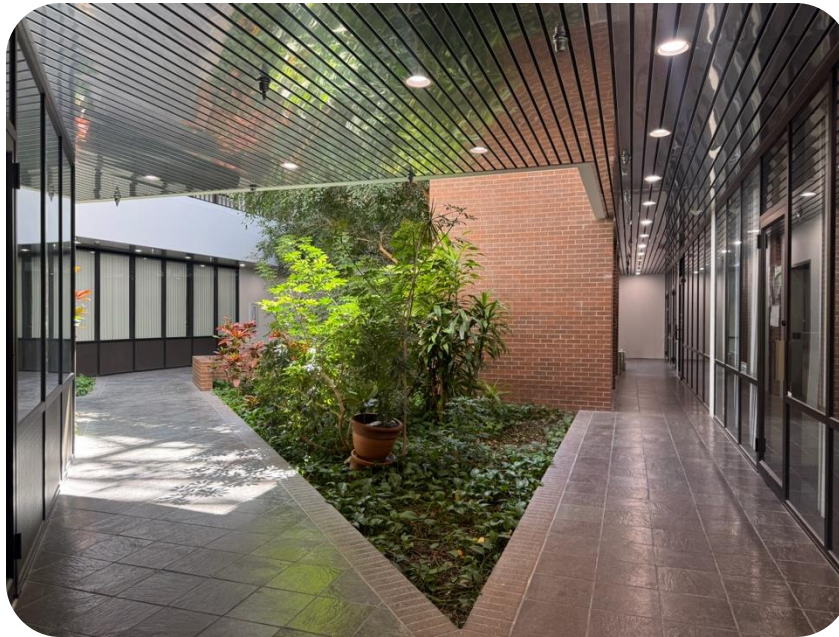






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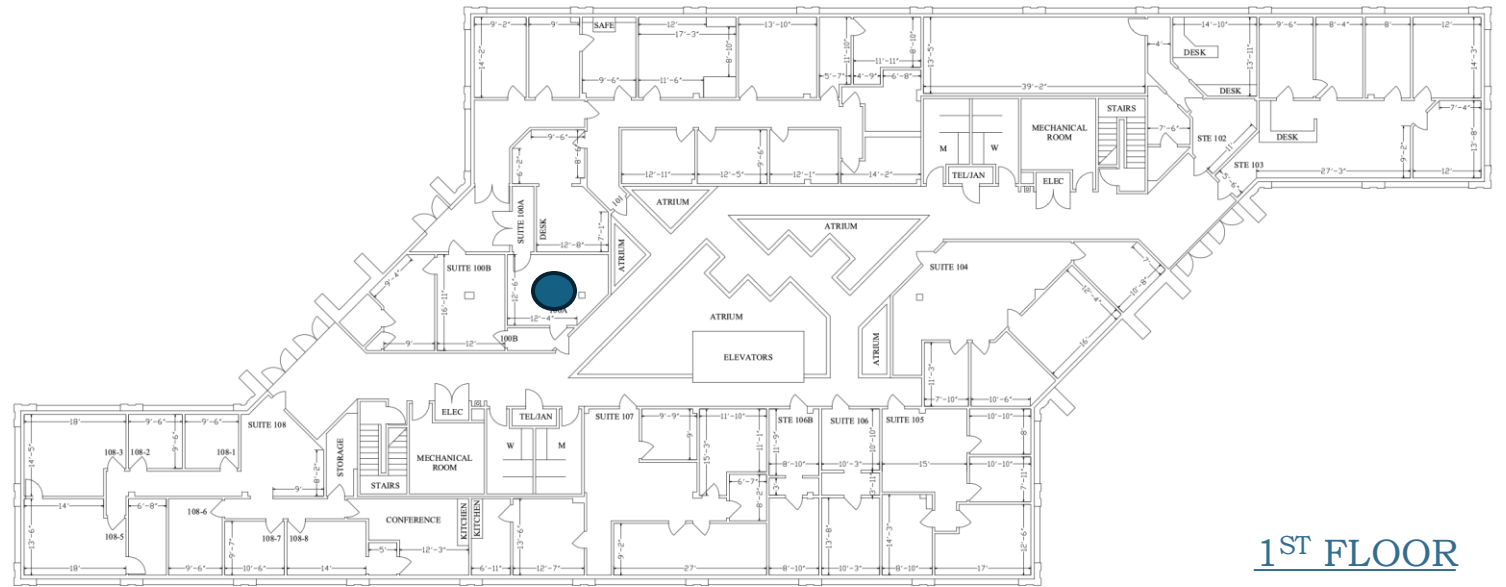
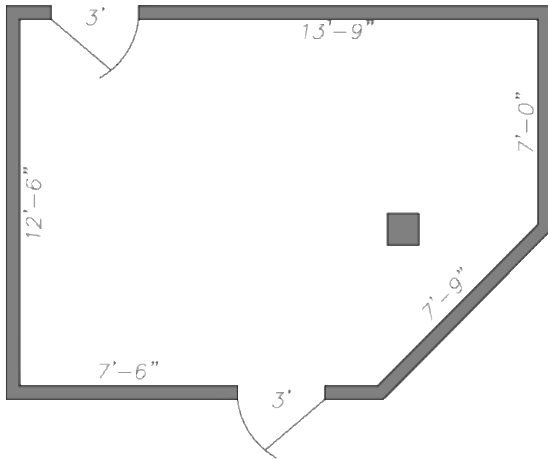


AVAILABLE SPACE FOR LEASE

ONE KILLEEN CENTER

1711 E. CENTRAL TEXAS EXPRESSWAY, KILLEEN, TX 76541

SUITE 100-A 276 SF



1ST FLOOR



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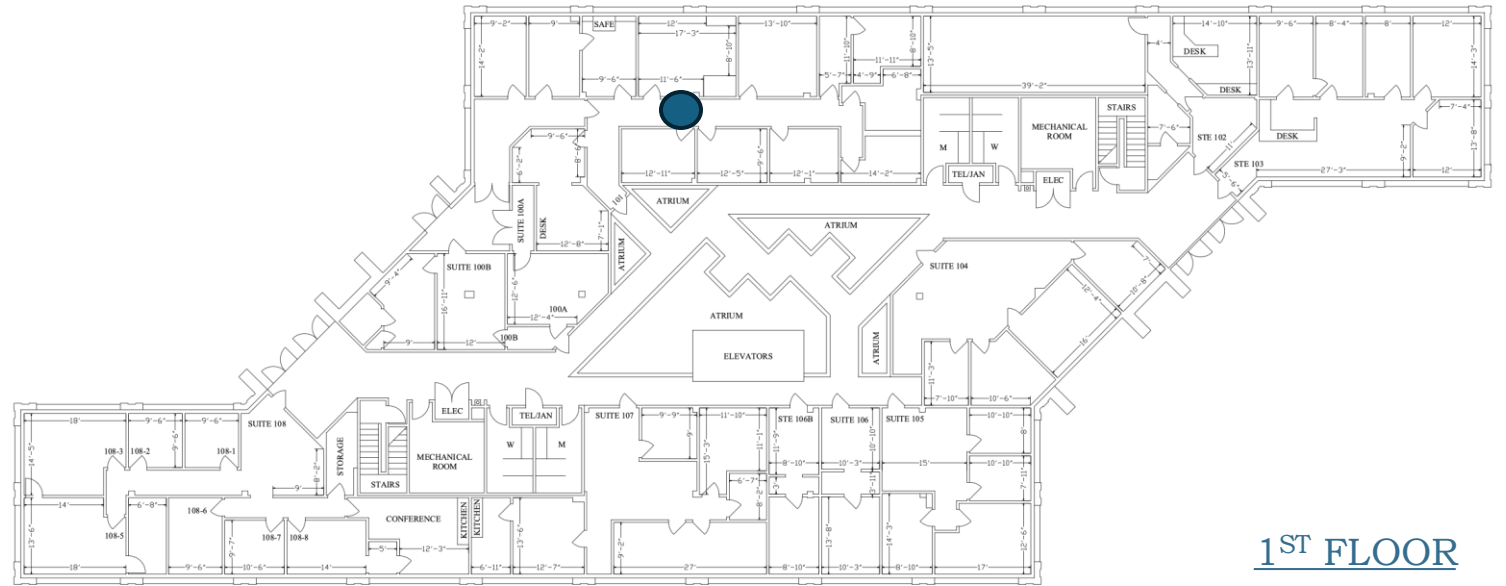
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SUITE 101 3,372 SF



1ST FLOOR

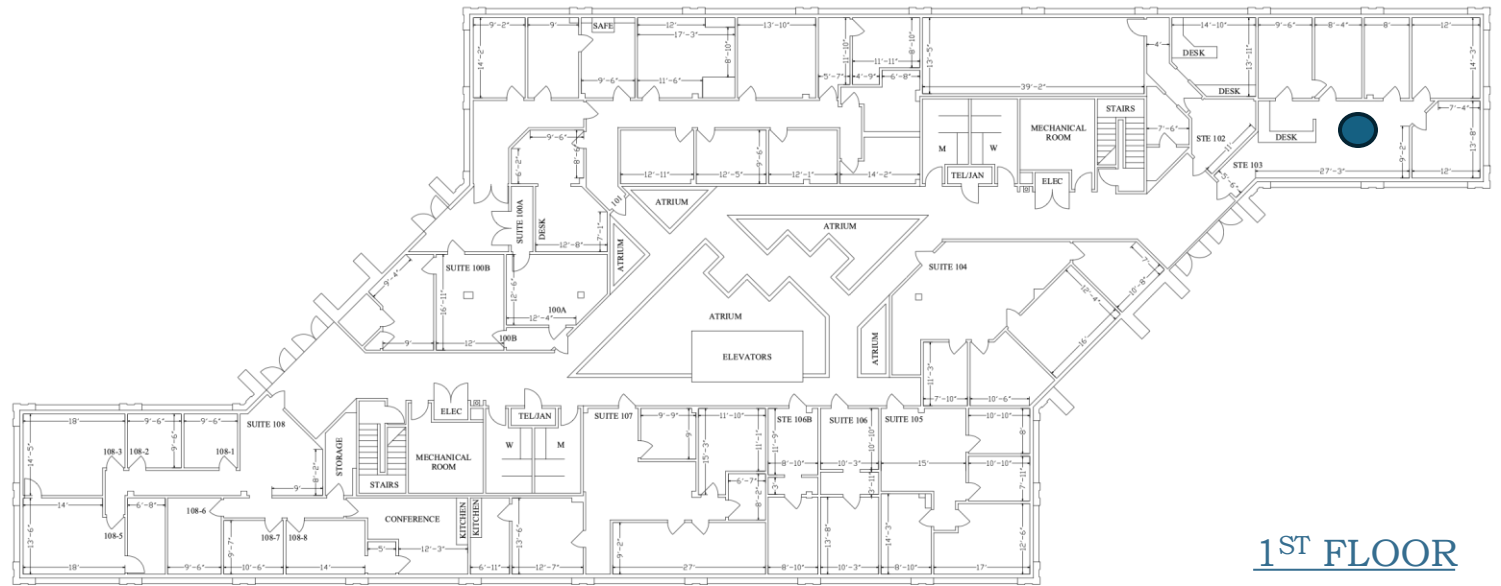


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1ST FLOOR



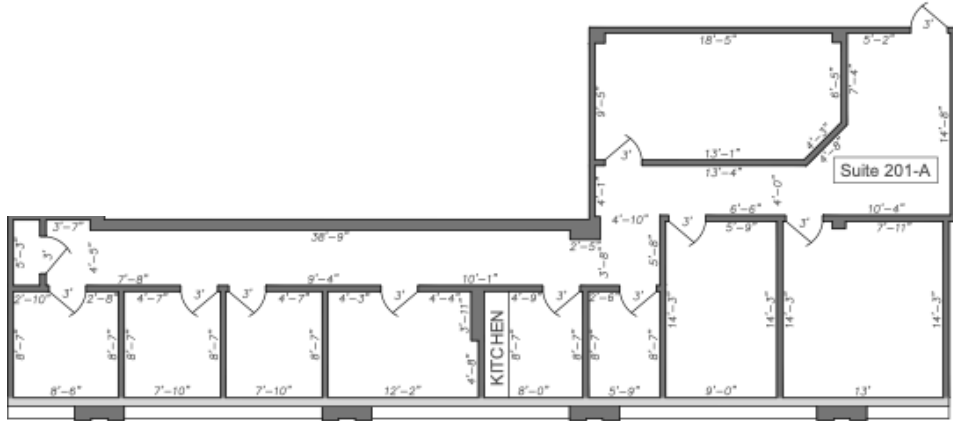
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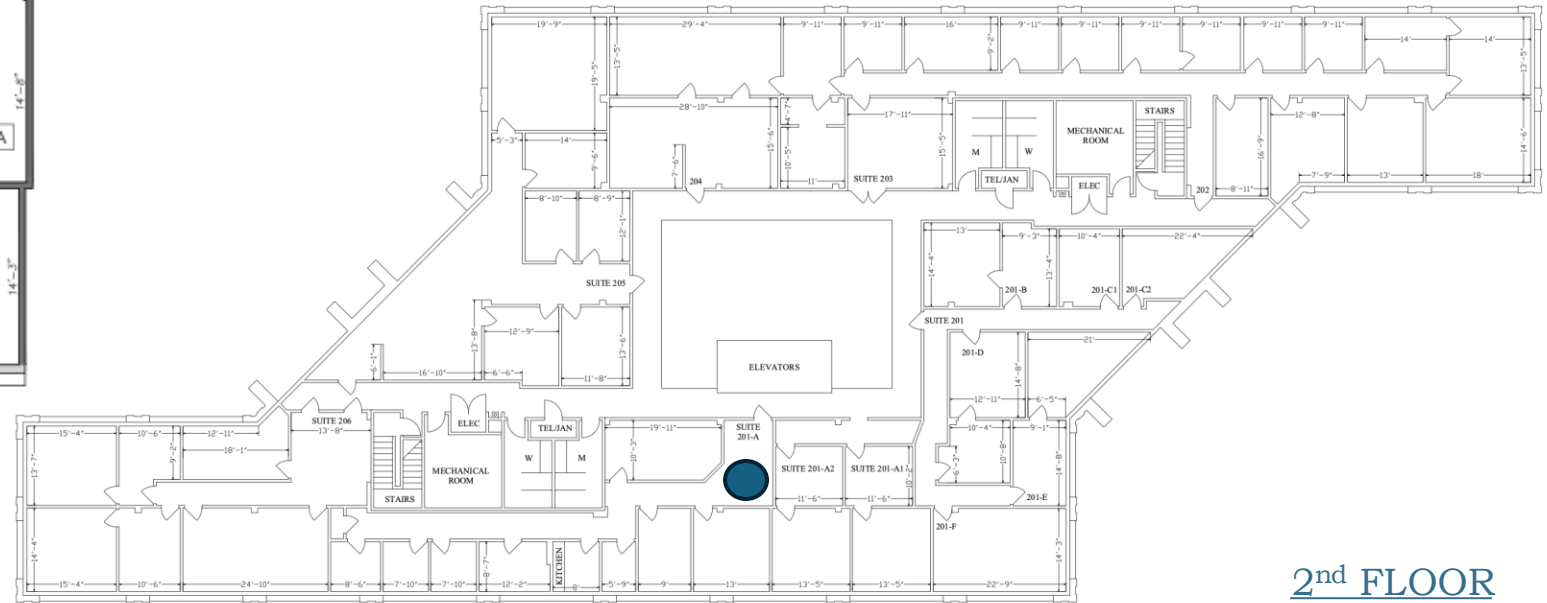
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SUITE 201-A 1,888 SF



2nd FLOOR



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2nd FLOOR

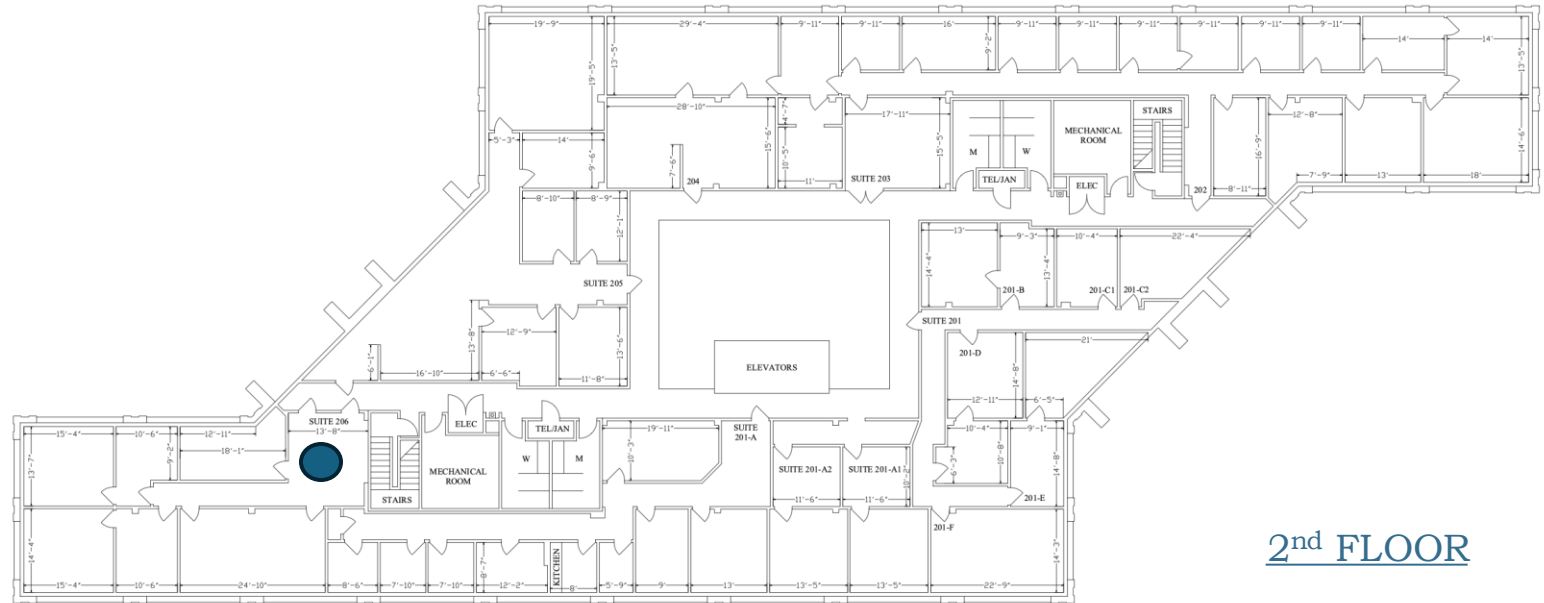


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Floor plan of Suite 206. The plan shows a rectangular layout with various rooms and corridors. Dimensions are provided for all walls and openings. The layout includes a large central area, a smaller room on the left, and a bathroom on the right. The entrance is located on the right side of the plan. The dimensions are as follows:

- Top wall: 15'-4" (left), 10'-6" (middle), 12'-11" (right)
- Right wall: 10'-8" (top), 4'-0" (middle), 6'-11" (bottom)
- Bottom wall: 24'-10" (right), 10'-6" (middle), 15'-4" (left)
- Left wall: 14'-9" (bottom), 13'-7" (top)
- Internal walls and openings:
 - Top left: 10'-4" (vertical), 15'-4" (horizontal)
 - Top middle: 9'-2" (vertical), 4'-7" (horizontal)
 - Top right: 18'-1" (horizontal), 23'-1" (horizontal)
 - Middle left: 15'-4" (horizontal), 15'-4" (horizontal)
 - Middle middle: 9'-11" (horizontal), 2'-9" (vertical), 3'-5" (vertical), 3'-5" (vertical)
 - Middle right: 18'-4" (horizontal), 8'-6" (horizontal), 8'-10" (horizontal)
 - Bottom left: 11'-1" (vertical), 14'-4" (vertical), 14'-4" (vertical)
 - Bottom middle: 14'-4" (vertical), 14'-4" (vertical)
 - Bottom right: 14'-4" (vertical)
 - Corridor: 4'-0" (horizontal), 3'-0" (vertical), 3'-0" (vertical)
 - Entrance: 4'-0" (horizontal), 3'-0" (vertical)

The plan also shows a bathroom on the right side, labeled "Suite 206".



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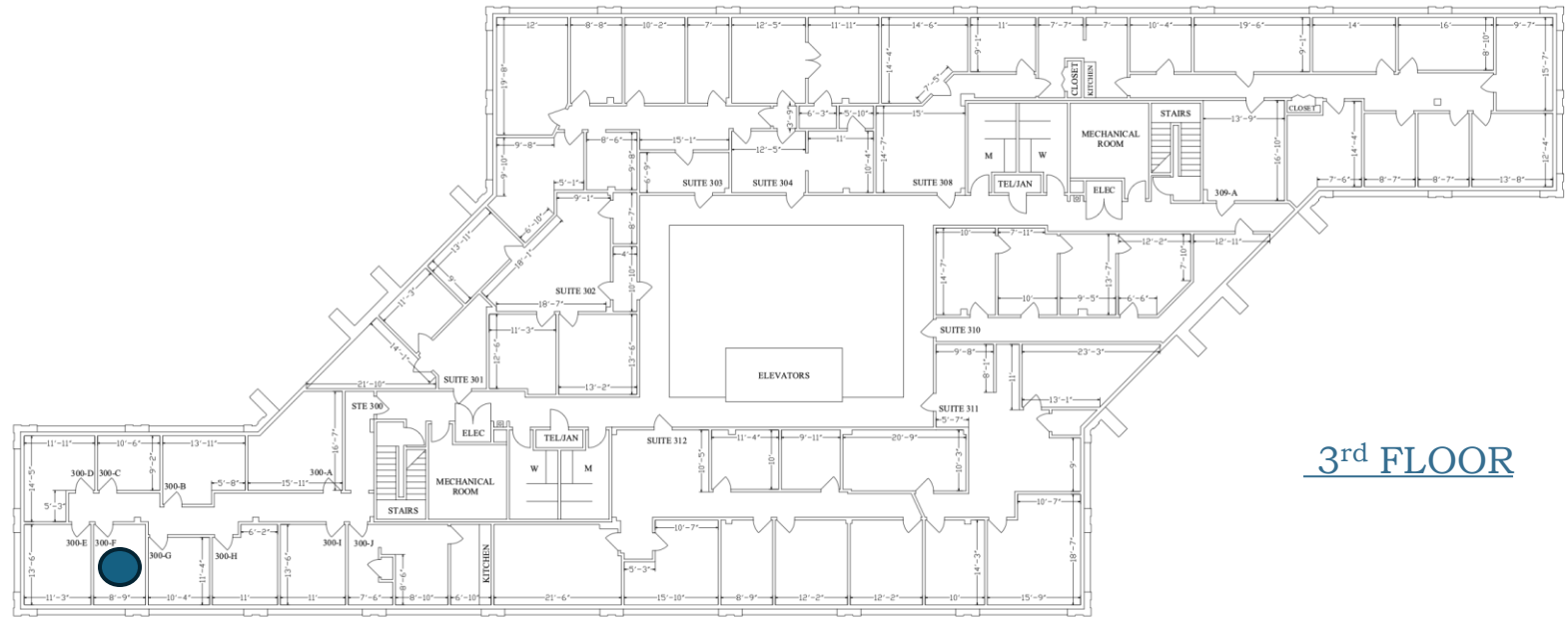
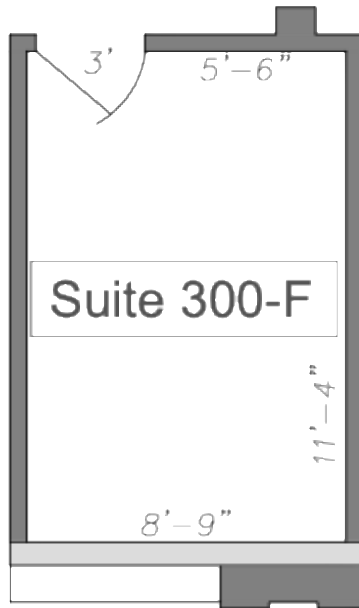
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SUITE 300-F 163 SF



3rd FLOOR



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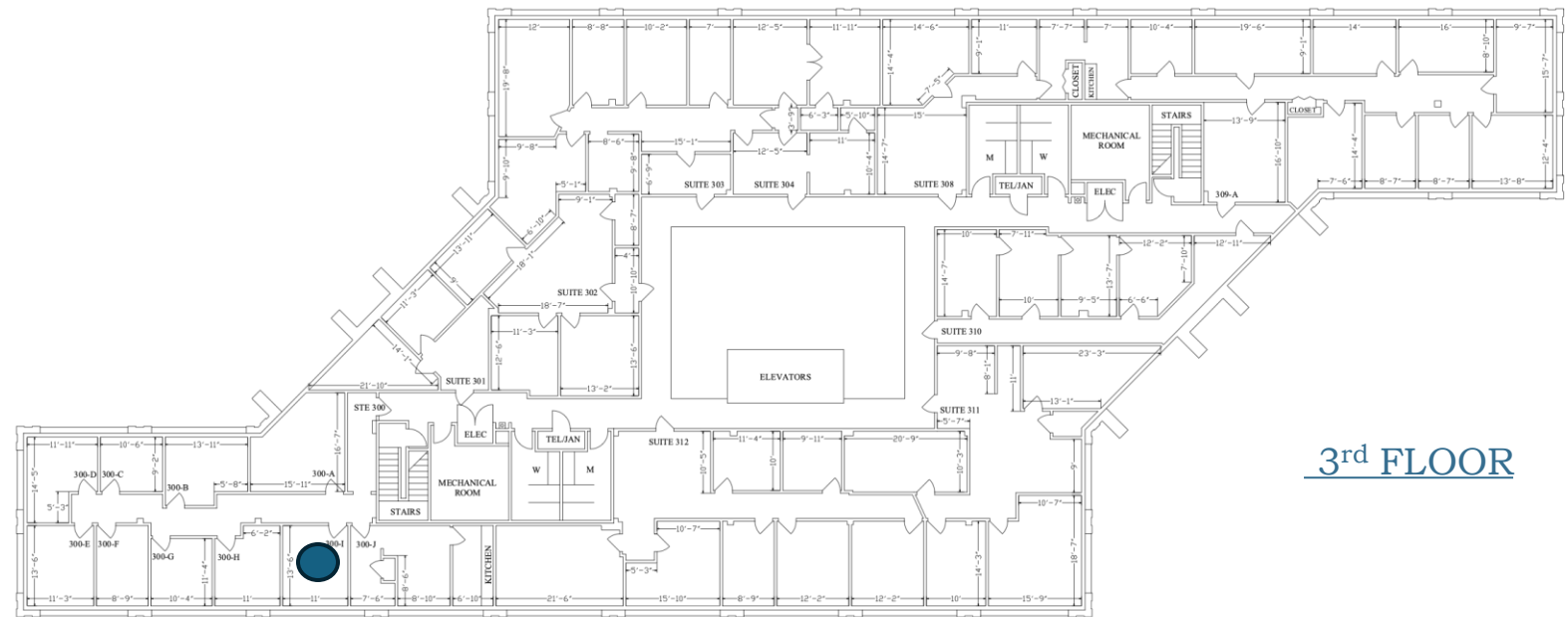
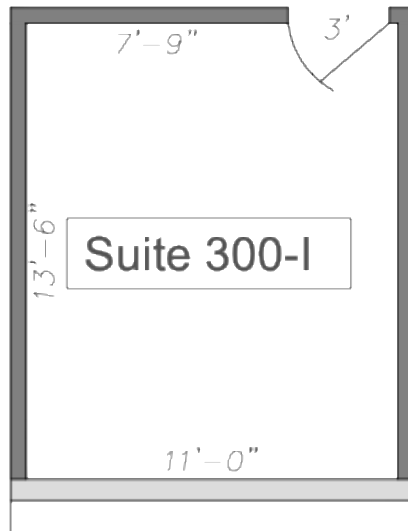
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SUITE 300-I 203 SF



3rd FLOOR

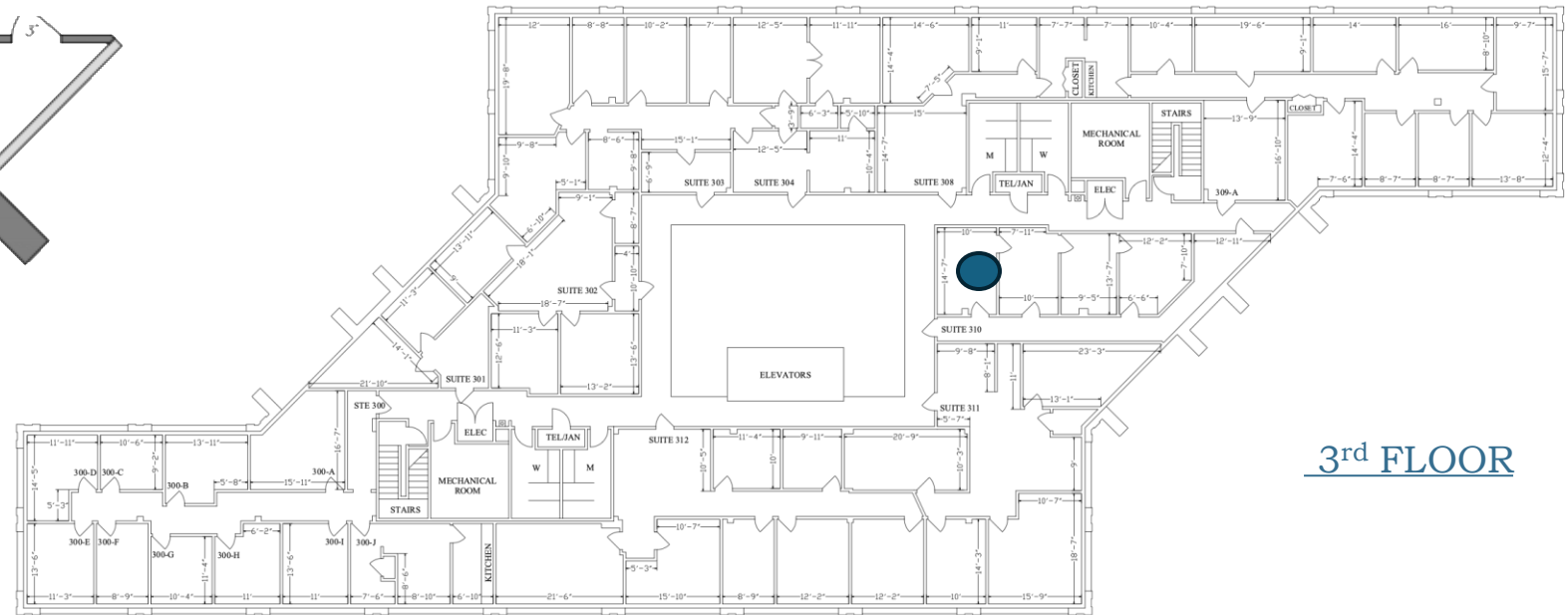


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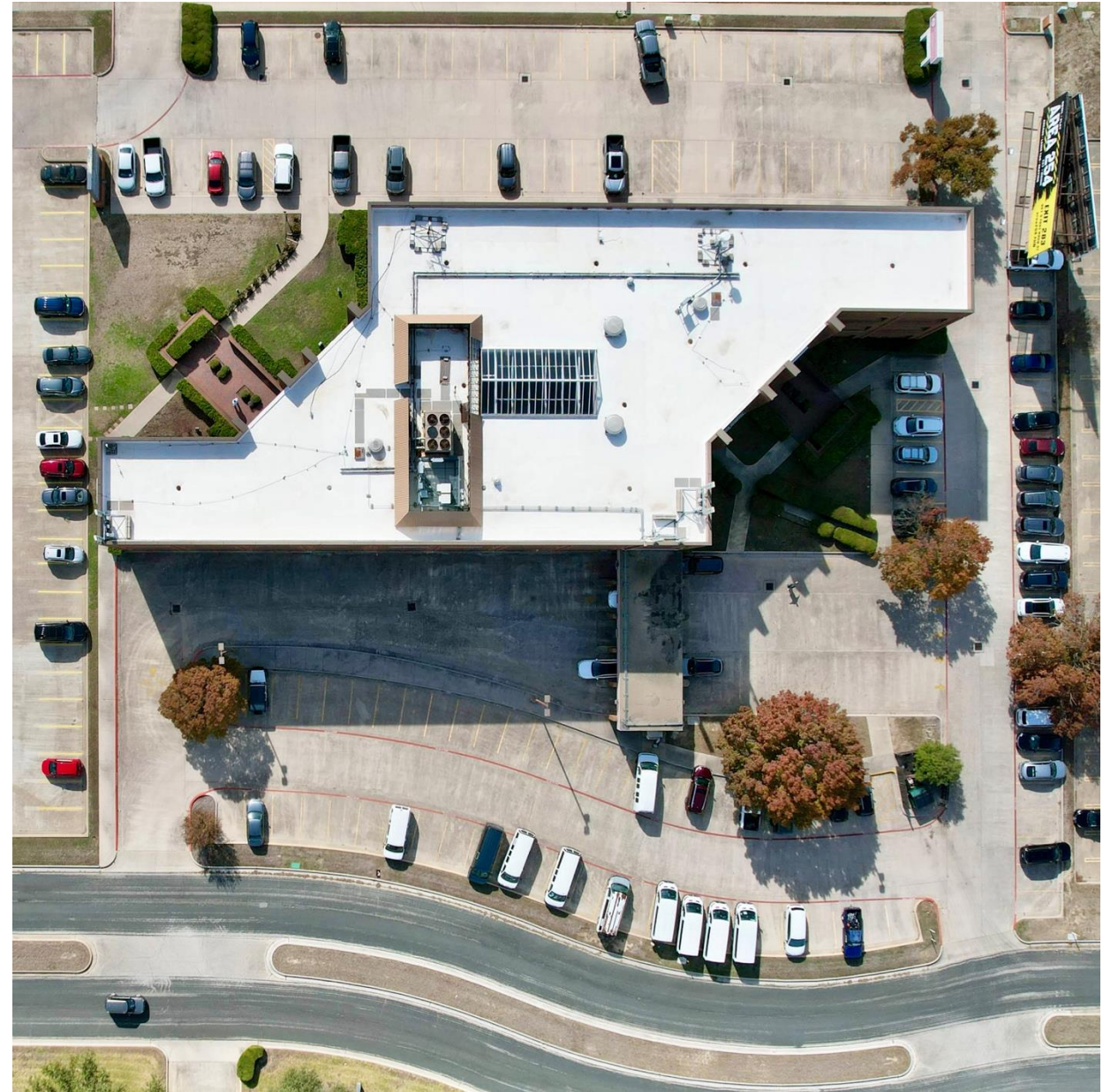
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Independence Commercial Real Estate, LLC	9006585	erik@ind-re.com	(254)239-9299
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Erik W. Ray	575358	erik@ind-re.com	(254)239-9299
Designated Broker of Firm	License No.	Email	Phone
Erik W. Ray	575358	erik@ind-re.com	(254)239-9299
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Boyd	685426	michael@ind-re.com	(254)319-7744
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov