



## **2566 Blue Meadow Dr**

2566 Blue Meadow Dr, Temple, TX 76502

**Fred Deakins**

Terese Properties, LLC

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## 2566 Blue Meadow Dr

\$18.00 /SF/YR

One of 6 free-standing office buildings located in Bentwood Professional Office Park, a beautifully well-maintained secluded office park off busy 31st Street. Perfect location for a professional services business such as wealth management, law office, medical office, financial advisory, CPA firm, etc....

- Marquee Signage on Busy 31st Street
- Security System
- Reception Area
- Excellent Location



Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area:	1,828 SF
Year Built:	2003
Walk Score ®:	16 (Car-Dependent)
Taxes:	\$0.28 USD/SF/MO
Operating Expenses:	\$0.27 USD/SF/MO
Rental Rate Mo:	\$1.50 /SF/MO

## 1st Floor

Space Available	1,828 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

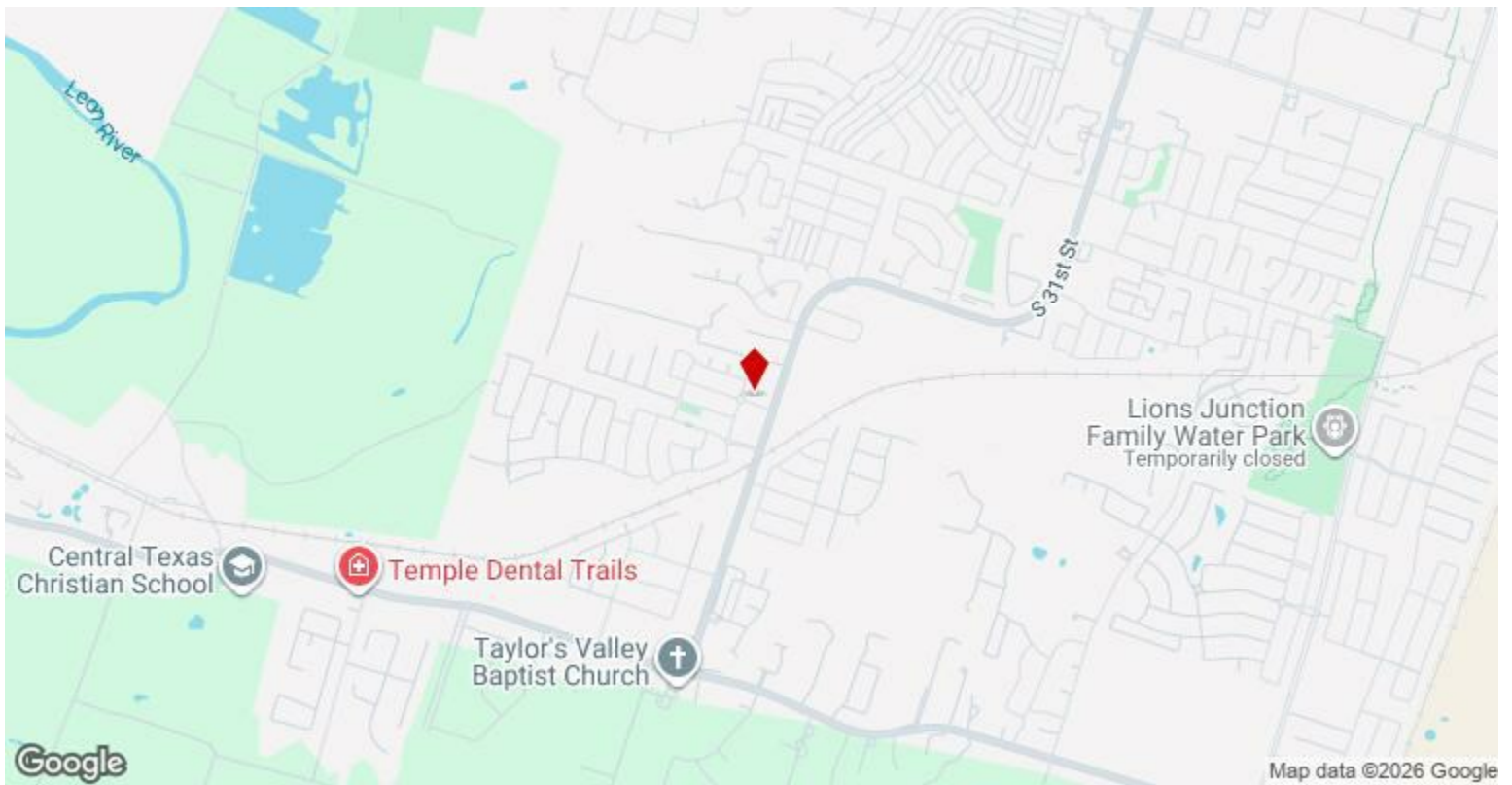
Building interior includes lobby and reception area, 3 private offices of which 2 are well-appointed executive style offices with built-in cabinets, bookcases, lots of moldings and a large flat screen TV. The break room includes refrigerator, sink, and storage cabinets with bathroom. Large open area which could be used as a conference room and/or additional cubicle offices could be installed for more workspace. Surrounding business in the park include Acrisure Insurance, Fossum Dentistry, Cure & Francis Attorneys, and Prater & Ridley Attorneys.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Rotech, Inc	-	May 2025



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# Property Photos



Building Photo



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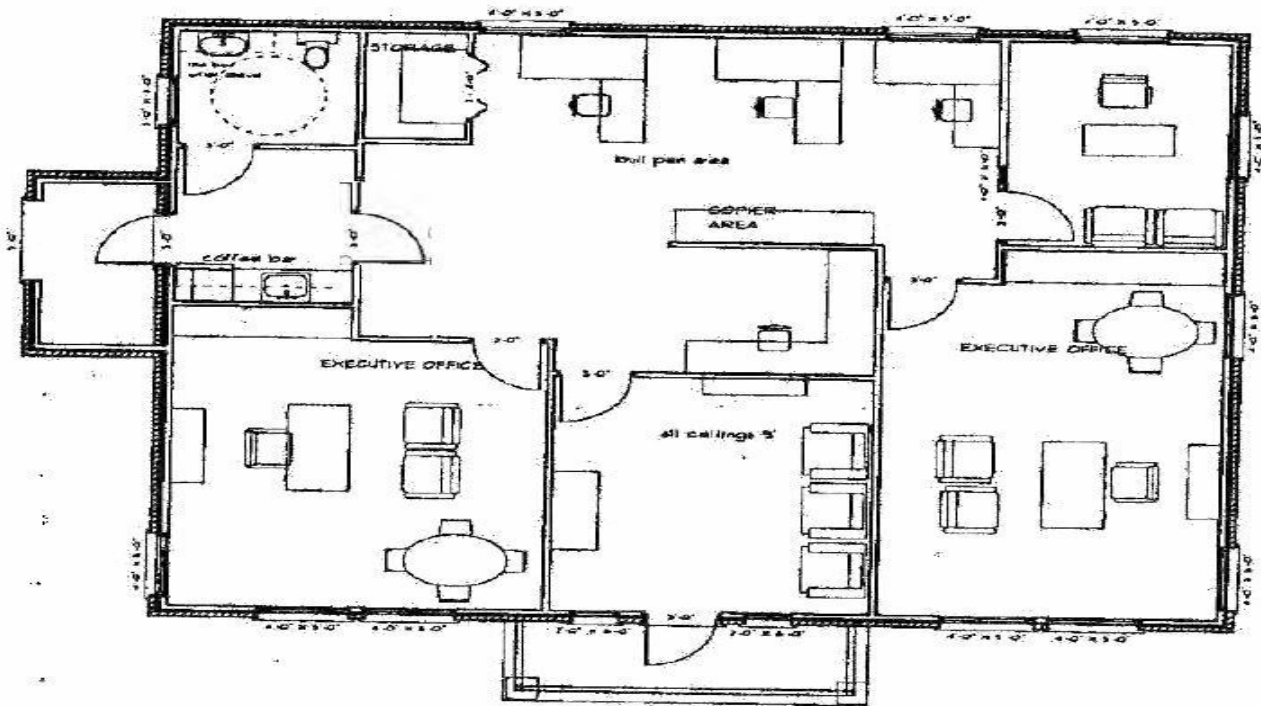


Building Photo

**AERIAL**



**FLOOR PLAN**



**FRONT DOOR**