



FOR LEASE



MEDICAL/OFFICE

1875 E CENTRAL TEXAS EXPY
NOLANVILLE, TX
MULTI-TENANT

PRICED AT **\$26.00 psf/yr**

SIZE 2968 SF - SHELL CONDITION

ZONING B-4 General Business

LOCATED ON HIGHWAY FRONTAGE FOR 1-14 (US HWY 90) IN NOLANVILLE, BETWEEN BELTON AND KILLEEN, SUITE B, READY FOR BUILD OUT. LANDLORD OFFERING \$35 PSF TENANT IMPROVEMENT ALLOWANCE.

LARGE PARKING LOT FULLY AVAILABLE AFTER BUSINESS HOURS (NEIGHBORING TENANT IS A MEDICAL PRACTICE, CLOSED EVENINGS AND WEEKENDS).

NNN \$6.19 PSF + CAM FOR LANDSCAPING.

**CONTACT
PHILLIP WAY**

> 512-537-7110

> PHILLIP@WAY-REALTY.COM

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MAP



AERIAL PHOTO



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