

Looking for Office Space?



Check out the **J.S. Moore Building.**

211 E. Shepherd

Full service leases include:

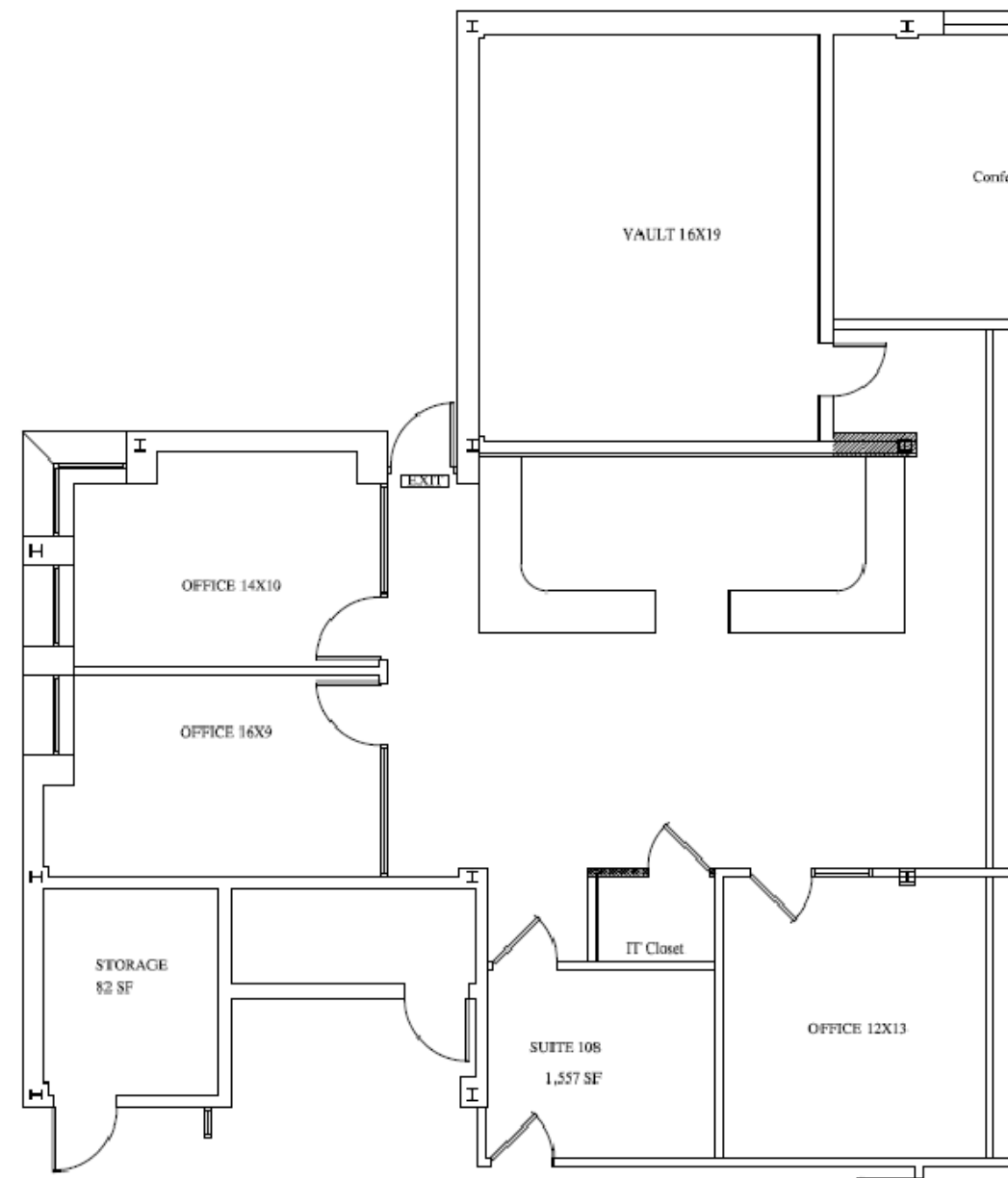
- Multiple floor plans with build to suit options available.
- Common break room/kitchen on 1st and 2nd floors.
- ADA accessible men & women restrooms on 1st and 2nd floors.
- Private Conference Room seats 10 with LCD TV for presentations.
- Utilities- Electric, Water, HVAC included in base lease price.

Additional services:

- The fastest phone and internet service in town with fiber connection up to 200G.
- CISCO IP phones offered with internet and data plans can be packaged as part of the lease agreement.
- Office furniture can be packaged with lease space options if needed.

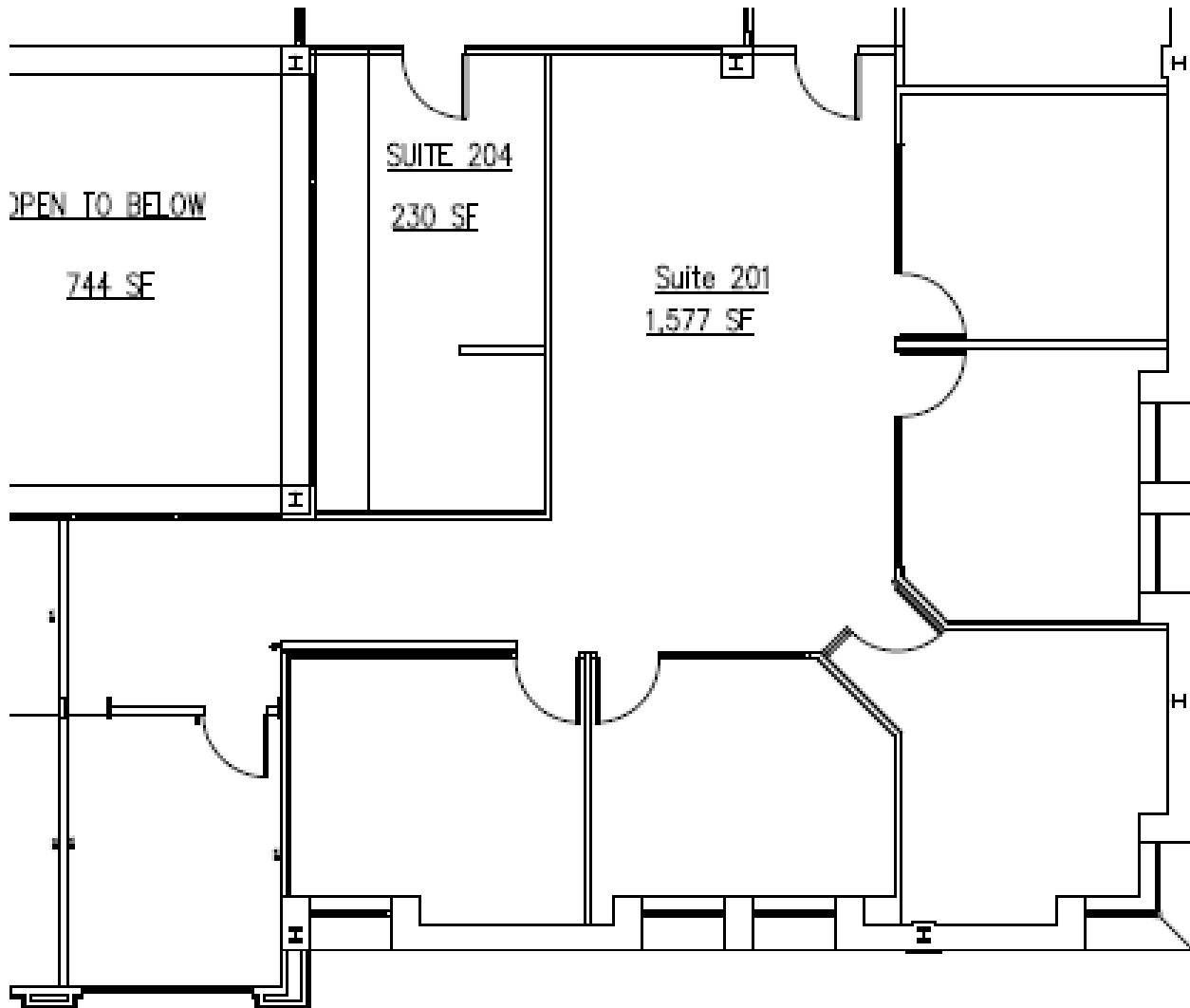
Suite 108, 1,557 SF

- Asking \$2,500/ MTH- Full Service lease contract
- Available for immediate move in
- Reception waiting area.
- Minimum 12- month contract move in as is condition.
- \$11,250 TI allowance included with 5 year contract.
- 3- private offices.
- 2 spacious cubicles.
- 16' X 19' VAULT can double as two offices or conference.
- 2- points of access.



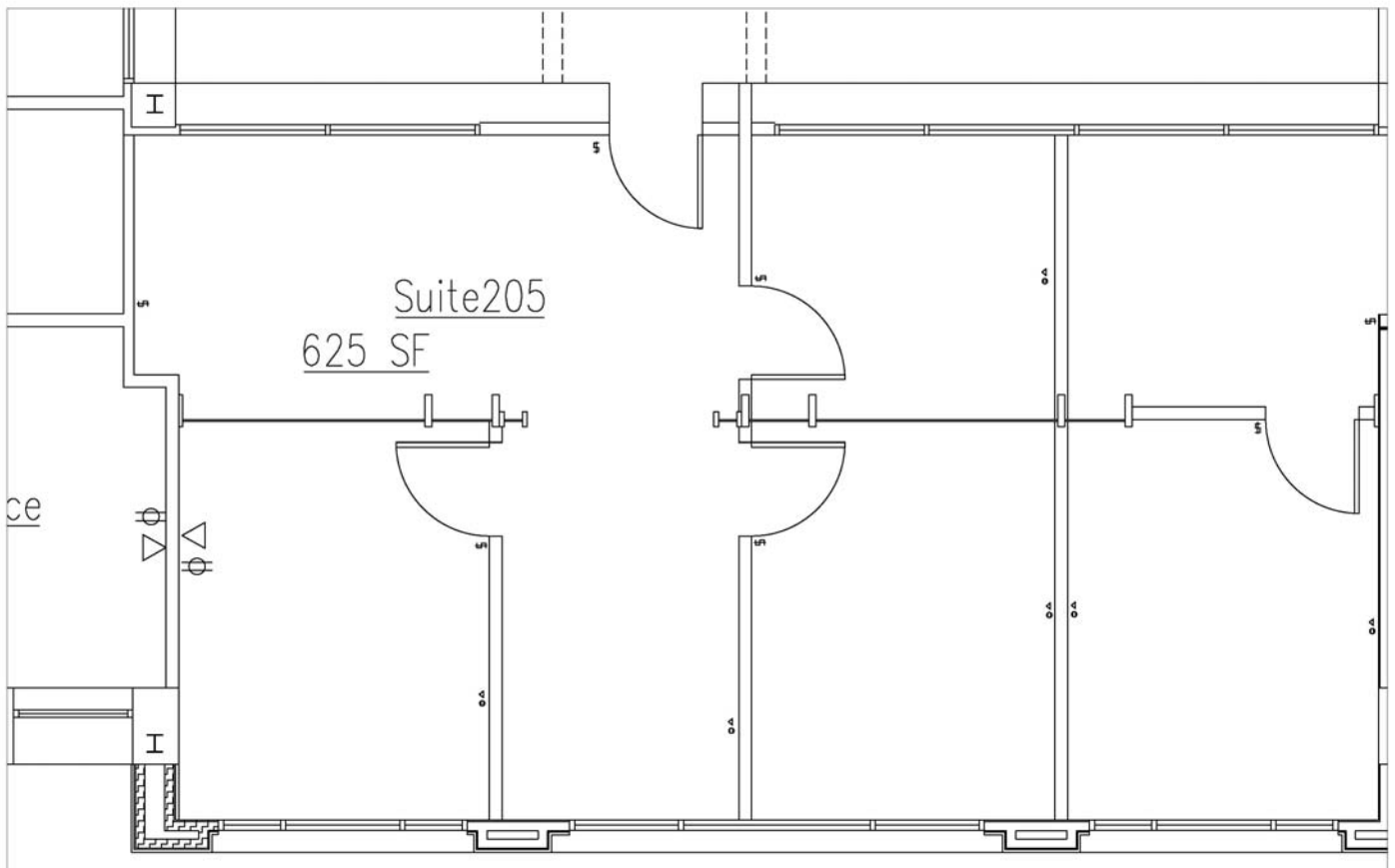
Suite 201, 1,577 SF

- Asking \$2,500 / MTH- Full Service lease contract
- Available for move in with 90 day notice.
- Reception waiting area.
- \$8,850 TI allowance included with 5 year contract.
- 2 months free rent with 5 year contract.
- Minimum 2- year contract with as is move in condition.
- 6- private executive offices with large windows overlooking down town Lufkin
- 2 spacious cubicles or open floor plan bull pin area
- Potential for 9 total work stations



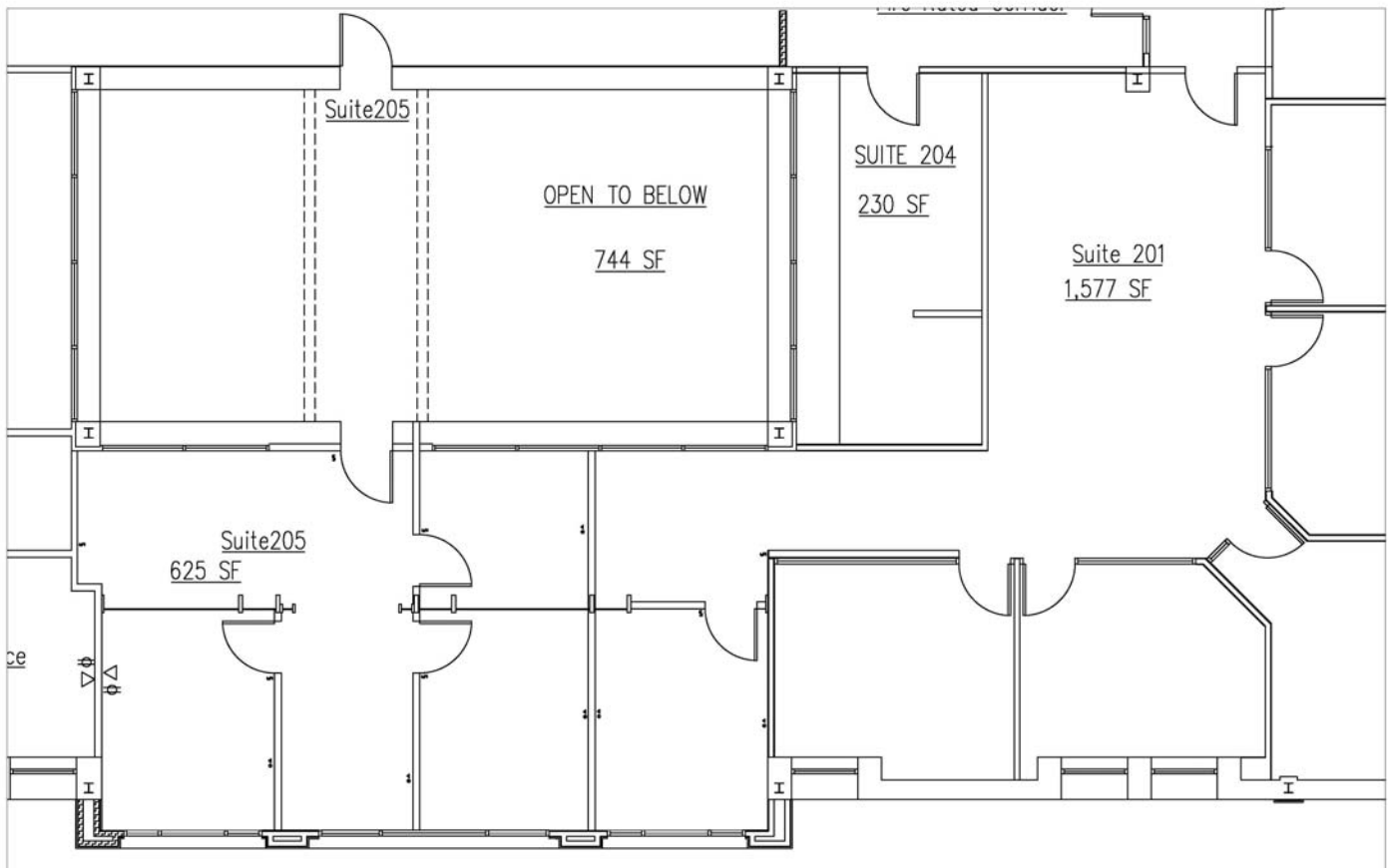
Suite 205, 625 SF

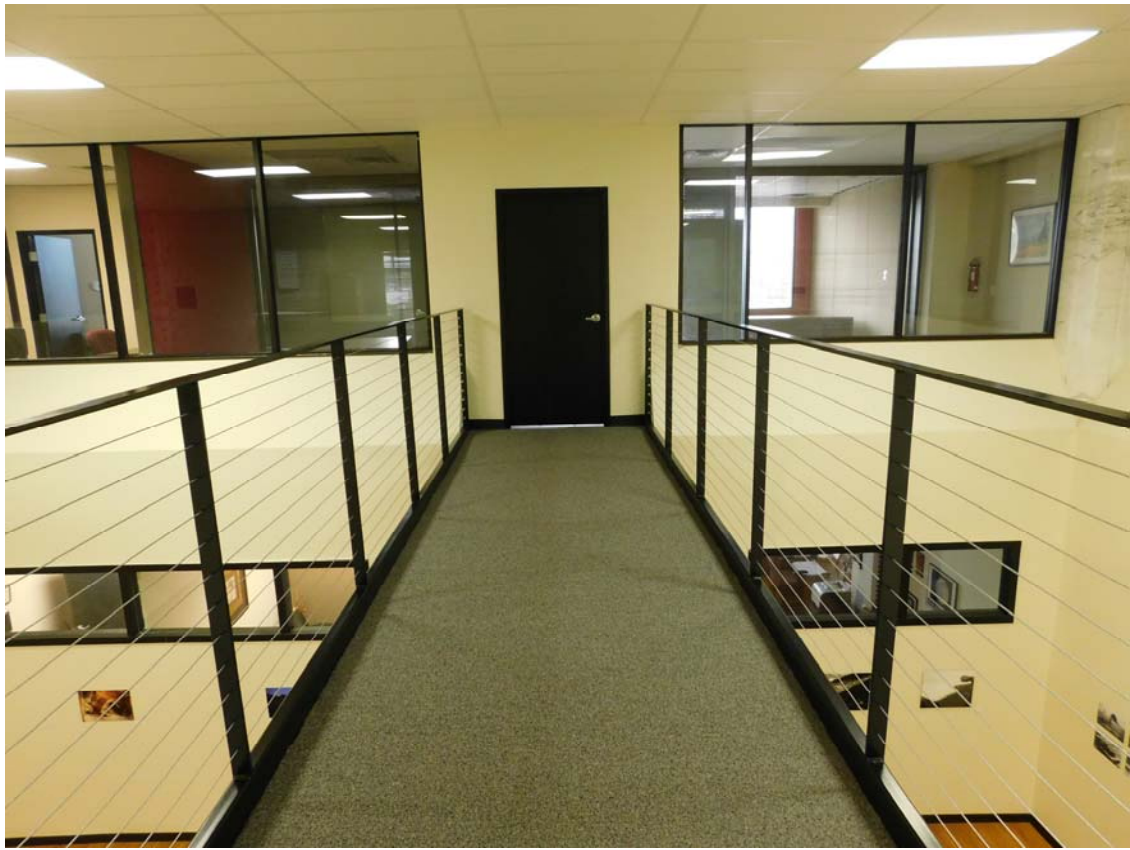
- Asking \$1,000 / MTH- Full Service lease contract
- Available for immediate move in.
- Reception waiting area.
- Minimum 12- month contract move in as is condition.
- \$3,500 TI allowance included with 5 year contract.
- 3- private executive offices with large windows overlooking down town Lufkin
- 2 spacious cubicles or open floor plan bull pin area
Potential for 4 total work stations



Suite 201/205 combined 2,202 SF

- Asking \$3,500 / MTH- Full Service lease contract
- Available for move in with 90 day notice / build to suit.
- Reception waiting area.
- \$12,350 TI allowance included with 5 year contract.
- 2 months free rent with 5 year contract.
- 6- private executive offices with large windows overlooking down town Lufkin
- 2 spacious cubicles or open floor plan bull pin area
Potential for 13 total work stations







Large Conference room available to all tenants upon request. Seating for 10



211 E. Shepherd Street

Building Information:

- **Property Address:** 211 E. Shepherd, Lufkin, TX 75901.
- **Building Type:** Two story fire proof steel and concrete.
- **Building Size:** 19,232 SF.
- **1-block** from Federal and County court house, City Hall, and Regions Bank.
- **Two blocks** from two local banks.
- **1/2 Mile** from US Highway 59 (business).
- **1- Mile** from CHI St. Luke's Health Memorial
- **2- Miles** from Woodland Heights Hospital
- **45- private parking spaces** around building with 2 ADA Van accessible.



Spacious Lobby and Atrium