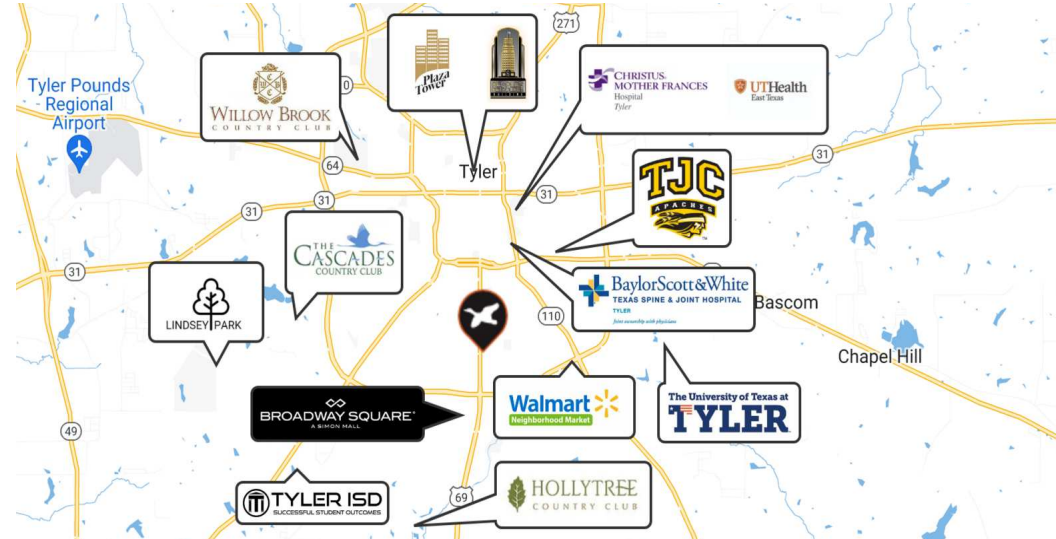


OAK PLAZA OFFICE PARK

3300 S. Broadway Ave, Tyler, TX 75701

FOR LEASE



OFFERING SUMMARY

Lease Rate:	Full service rate! Includes all utilities, janitorial & wifi.
Available SF:	179 - 1,967 SF
Zoning:	RPO

PROPERTY OVERVIEW

Located on South Broadway Avenue near the lighted intersection of Amherst Drive.

Strategically located between Downtown & South Tyler. Surrounded by densely populated neighborhoods and convenient to the medical district, retailers and restaurants.

PROPERTY HIGHLIGHTS

- Newly renovated common areas and office suites
- Executive suites available
- Elevator in each building
- Ample parking for office or medical Professional
- property management
- Secure access outside of normal business hours
- Parking Ratio 1:292



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

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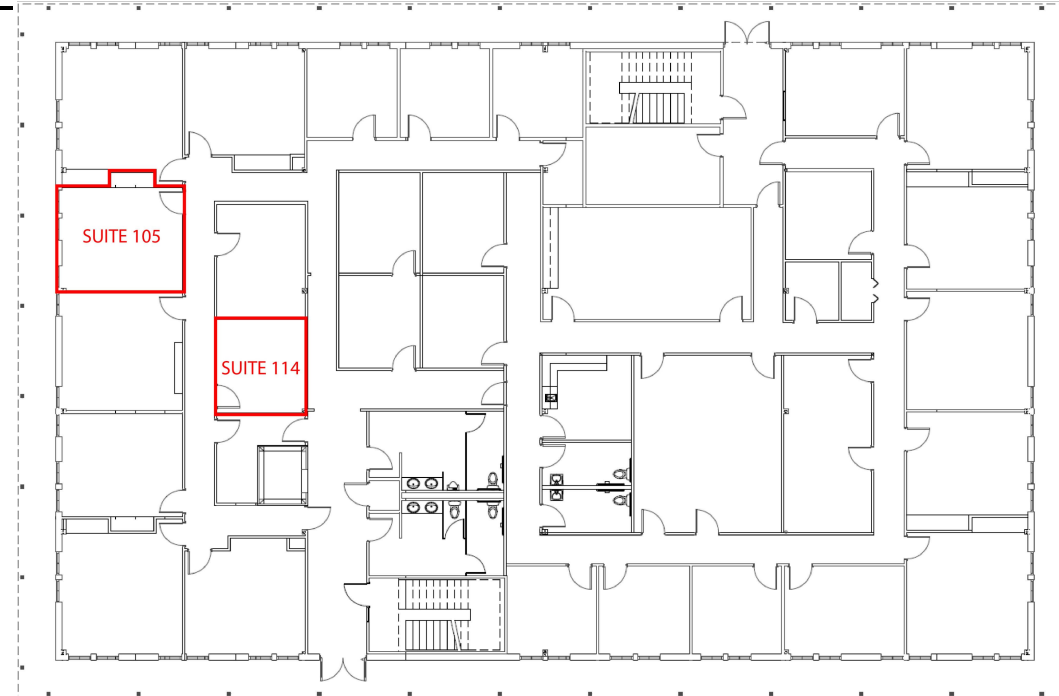
3300 S. Broadway Ave, Tyler, TX 75701

FOR LEASE

SUITE AVAILABILITY

SUITE	RENTABLE SF	MONTHLY RATE
105	268	\$600.00
114	179	\$350.00

BUILDING 3 | FIRST FLOOR



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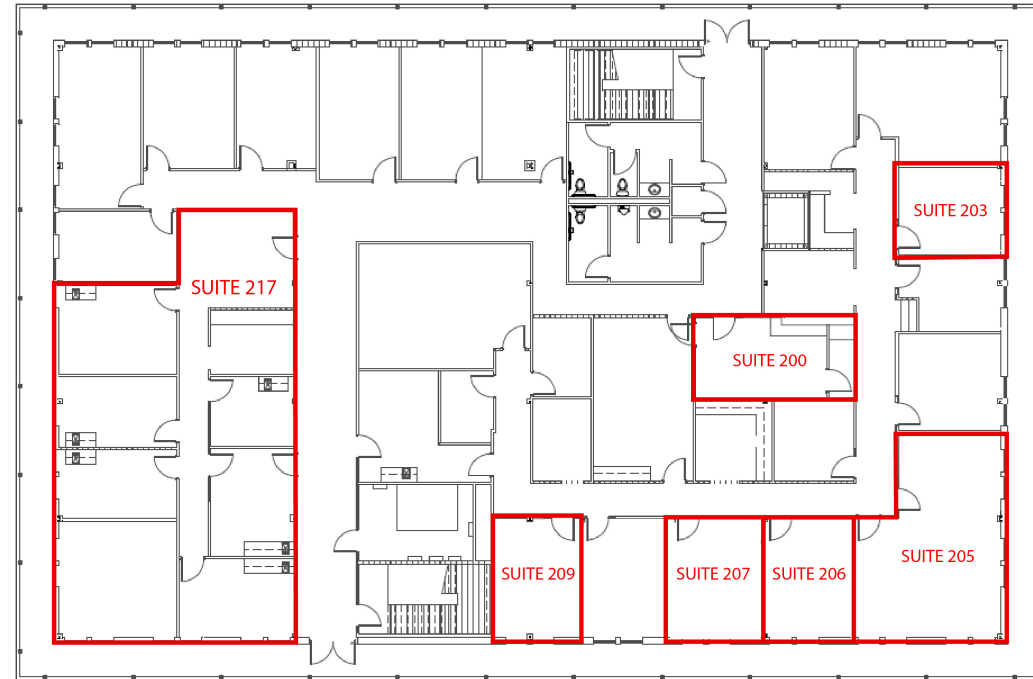
FOR LEASE

SUITE AVAILABILITY

SUITE	RENTABLE SF	MONTHLY RATE
200	300	\$525.00
203	216	\$450.00
205	609	\$1,200.00
206	244	\$510.00
207	263	\$550.00
209	245	\$510.00
217*	1,967	\$3,800.00

*Second generation medical space. Can also facilitate professional office use.

BUILDING 3 | SECOND FLOOR



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