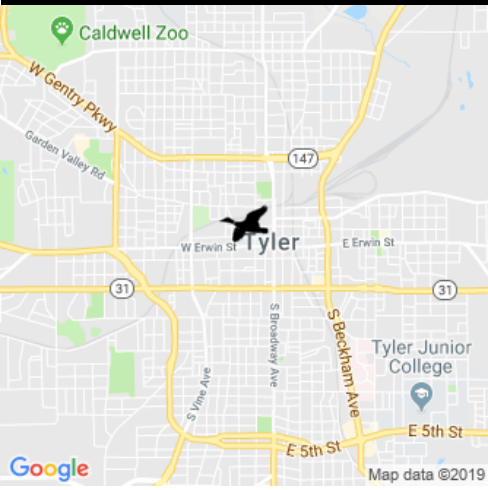


Downtown Loft Office

401 W. Erwin, Tyler, TX 75702



LOCATION



OFFICE LOFT/CREATIVE FOR LEASE

Total SF: 675
Available: 675 SF
Modified Gross: \$895.00 Per Month
Sales Price

Features

Lease Type: Modified Gross

Parking: Open Surface and Covered

Amenities: Completely renovated; Located in the heart of Tyler's central business district

Additional: Tenant pays all utilities

SALES PRICE: \$115,000

- Approx. 675 SF; Completely renovated
- Loft offices, reception, restroom; Off-street covered parking
- New HVAC, new electrical and remodeled exterior
- Perfect for attorney's office, CPA, insurance agent or any small business
- Located in the heart of Tyler's Central Business District
- Close to Courthouse, downtown square, banking, financial and hospital districts
- Just west of highly trafficked Broadway Ave.

Lease Type: Modified Gross

Contact

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Additional: Tenant pays all utilities

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