



For Sale or Lease

±32,886 s.f. office building on ±1.687 acres of land

Site features:

- **Size:** ±32,886 s.f. on ±1.687 Acres
- Located in Brookhollow Business Park
- Two Story office/flex building
 - 1st floor: ±26,736 s.f.
 - 2nd floor: ±6,150 s.f.
- **Loading:** (1) grade level 8' x 10' overhead door
- 100% climate controlled
- Fully Sprinklered
- Parking: ±126 spaces
- Tiltwall Construction
- Divisible
- Service elevator to 2nd floor
- Easy access to major thoroughfares including 610 Loop, Hwy 290, I-10, & T.C. Jester
- **Lease Rate:** \$7.50/s.f. nnn
- **Sale Price:** Contact Broker



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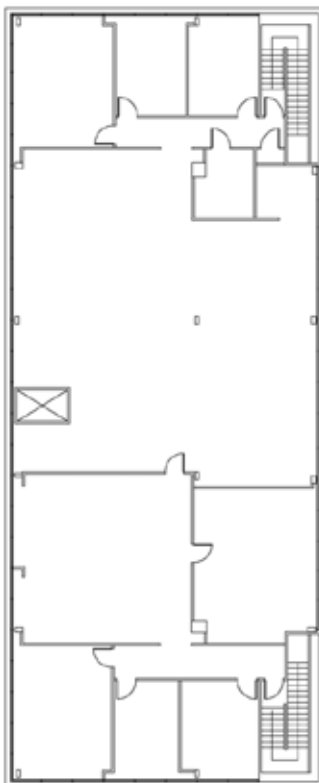
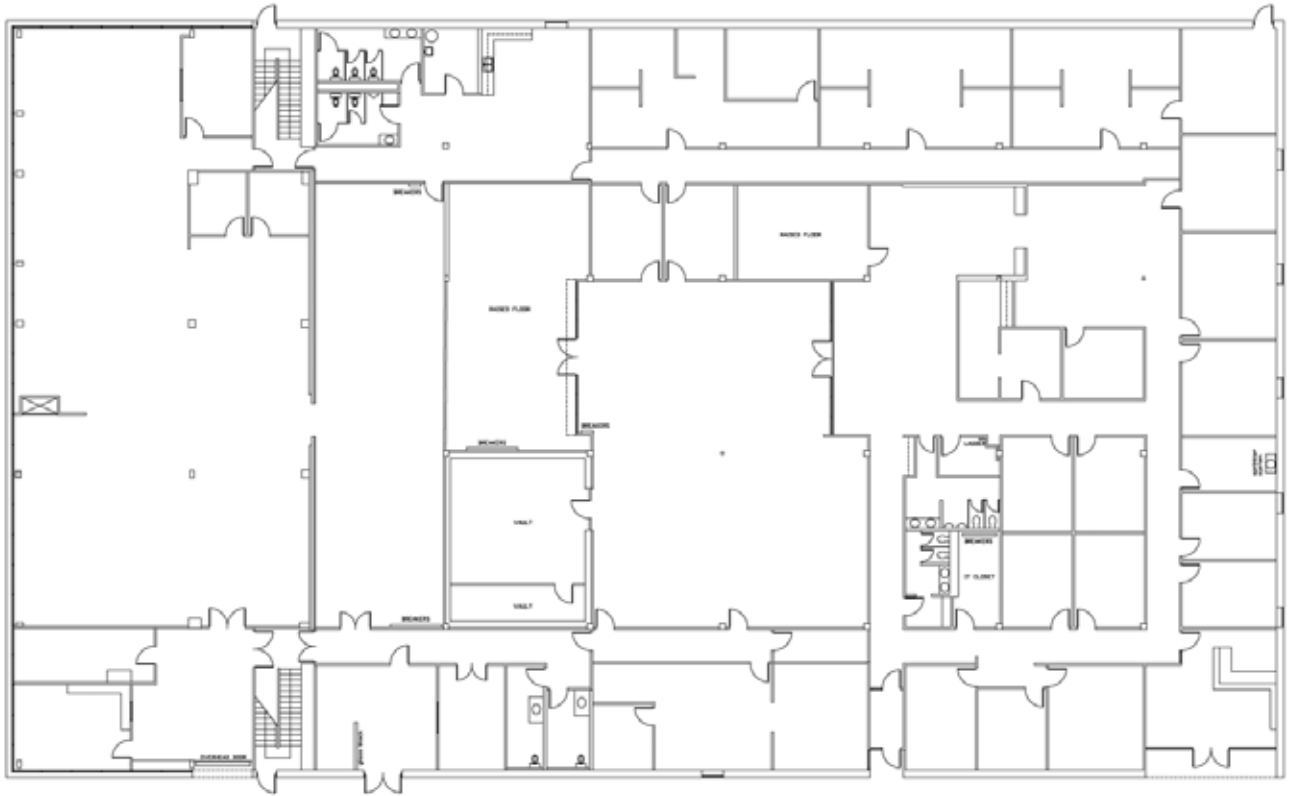


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1st Floor - ±27,736 s.f.



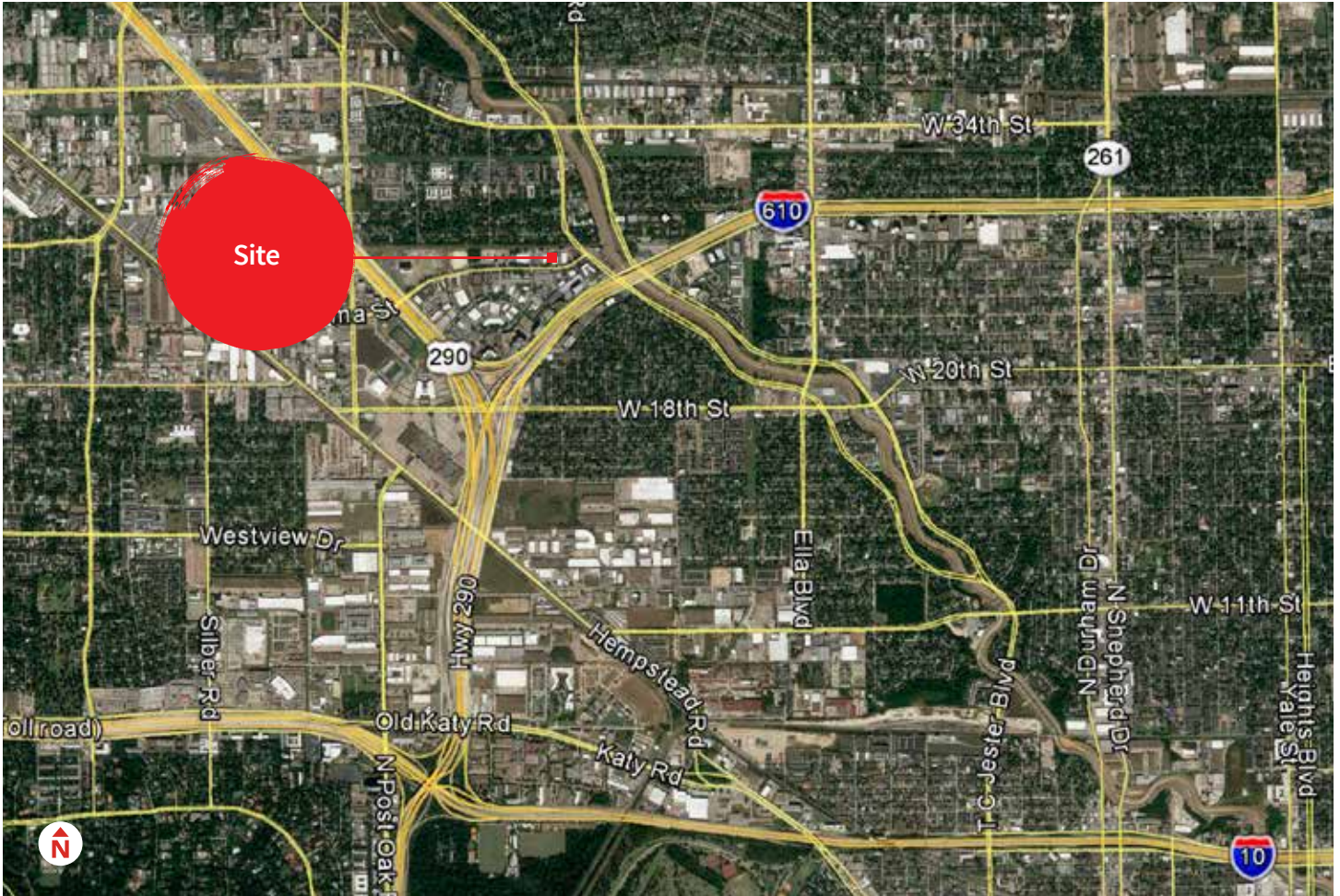
2nd Floor - ±6,150 s.f.



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