

Crosswater Professional Office

7282 Crosswater Ave., Tyler, TX 75703



LOCATION



OFFICE-BUSINESS PARK FOR SALE & LEASE

Total SF: 3,694
Available: 3,694 SF
Total Acres: 0.313
Min Contiguous SF: 1,847
Class: A
Sales Price: \$699,000.00 Total Price
NNN Rate: \$18.00 Per SF/YR

Features

Lease Type: NNN

- Professional Office; 3,694 +/- SF; New Construction
- Two suites; Can be combined; Each Suite approx. 1,847 sf
- Built in 2017, Stone and stucco exterior, concrete slab and composite shingle roof
- Class A construction
- Each suite offers entry foyer, reception, conference room, 4 offices, 2 restrooms, kitchen, utility closet, rear porch
- High end finishes and lighting; Exposed wood beams
- Easy access to Old Jacksonville Hwy.
- Located in the heart of South Tyler's fastest growing commercial and residential development area
- Great opportunity for professional office user

Contact

Hagan Baker

Associate - Office, Medical & Retail
hagan@draketexas.com