

## 777 Building

777 S. Broadway Ave., Tyler, TX 75701

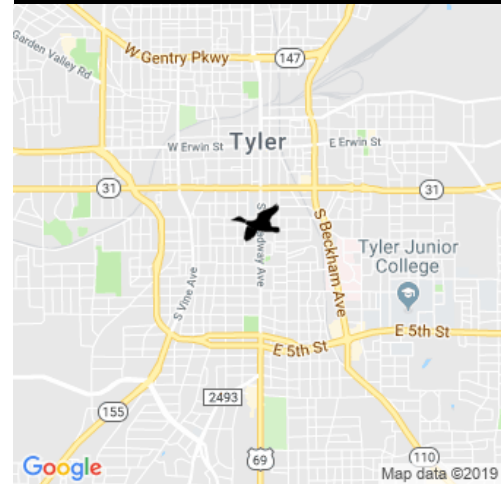


### Features

#### Year Built: 1983

- 777 Building - Professional CBD Office for sale or lease
- Two individual suites available; Approx. 2,906 sf total sf
- Suite 100: 1,572 sf  
Reception, waiting area, 3 offices, bathroom, conference and private patio
- Suite 110: 1,334 sf  
Reception, waiting area, 2 offices, secured file closet, office/conference and work area/office
- Tenant responsible for phone & internet
- 22 parking spaces and access to Rusk Street parking
- High visibility with South Broadway frontage
- The 777 building is an established well known Central Business District location
- Located on South Broadway Avenue, less than 1/4 mile south of Houston Street
- The 777 Building provides a great location for an attorney, CPA, administration office, or any professional office user

### LOCATION



### OFFICE BUILDING FOR SALE & LEASE

Total SF: 8,200  
Rental Rate: \$11.00 Per SF/YR  
Sales Price: \$595,000.00 Total Price

### Contact

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

**Office: For Sale & Lease**

**Suite: 110 | Floor:**

**1334 SF | 11.00**

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**Suite: 100 | Floor:**

1572 SF | 11.00

