



Property Highlights

- Prime corner location at Milam and Market Street
- One block from I-20
- Nearby Festival Plaza and Aquarium
- Surrounded by shops and restaurants
- Central Business District location
- Less than 10 minutes from I-220 and 220/I-49 Interchange
- Landlord is willing to have new carpet/flooring installed for long-term lease.
- Parking includes 32 spaces, some covered, with additional reserved parking available if needed.

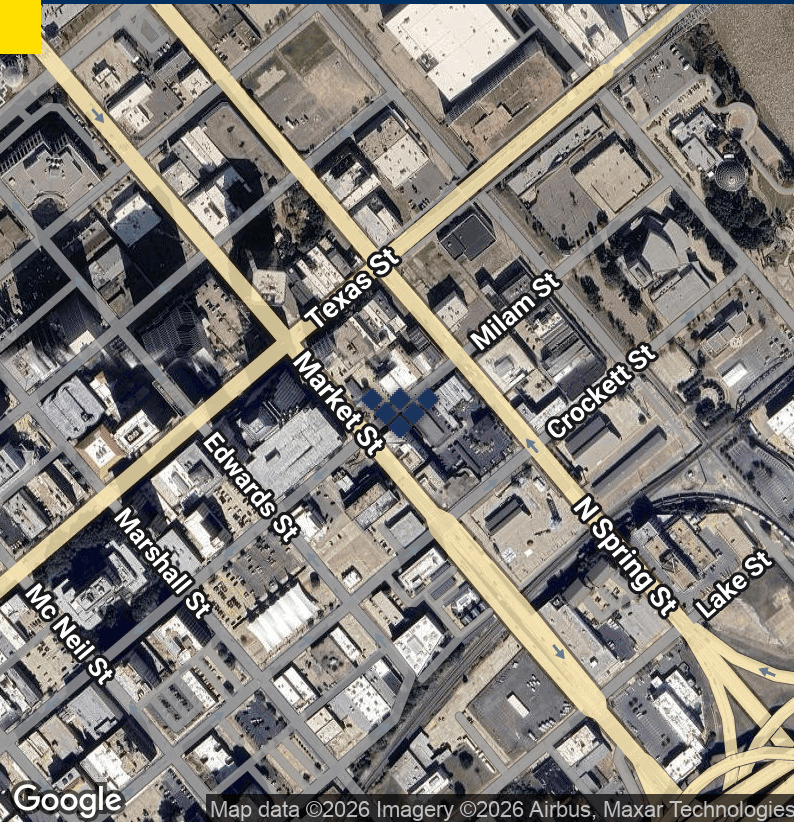
Property Overview

The first floor is offering 12,106 RSF at \$10.00 PSF and, an elegant lobby and bank space formerly occupied by Red River Bank. The entire second floor is also available with flexible leasing options to suit your business requirements, featuring two suites, each 4,536 square feet, or full-floor occupancy totaling 9,072 square feet. Both second-floor suites contain executive office suites, a large open area currently configured for cubicle-style bullpen areas, and two restrooms. The southern suite includes a large kitchen/breakroom and a large, narrow file room.

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Property Type	Office
Property Subtype	Office Building
APN	181437-189-9001-01
Building Size	63,945 SF
Available Space	4,536 - 21,178 SF
Lease Rate	\$10.00-\$12.50/SF/YR
Lease Type	Full-Service

The downtown location provides easy access to a variety of dining options, theaters, galleries, and outdoor spaces, including the Red River and nearby parks. The location offers convenient access to major highways and public transportation, creating a dynamic and accessible environment for office tenants.

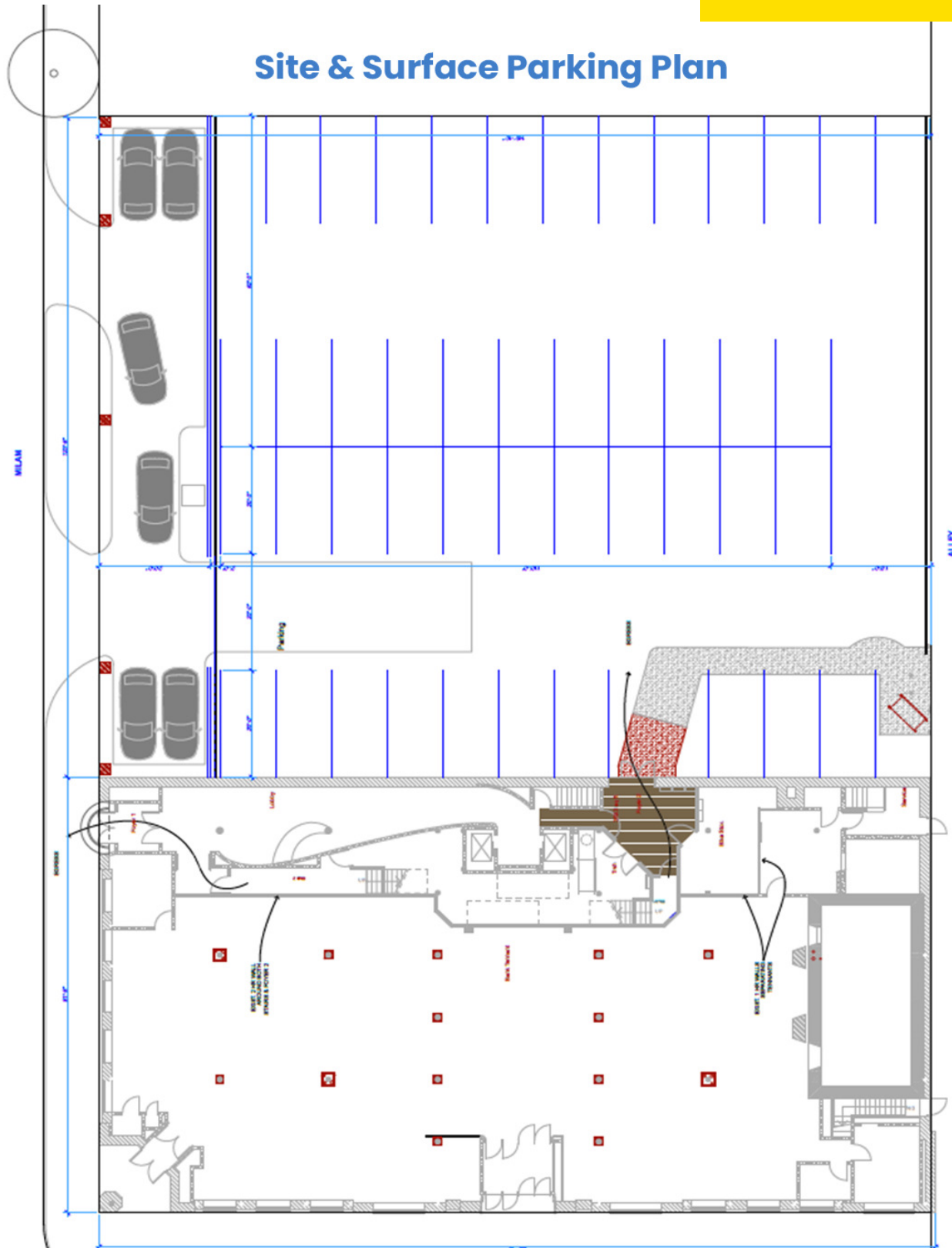


Lease Information

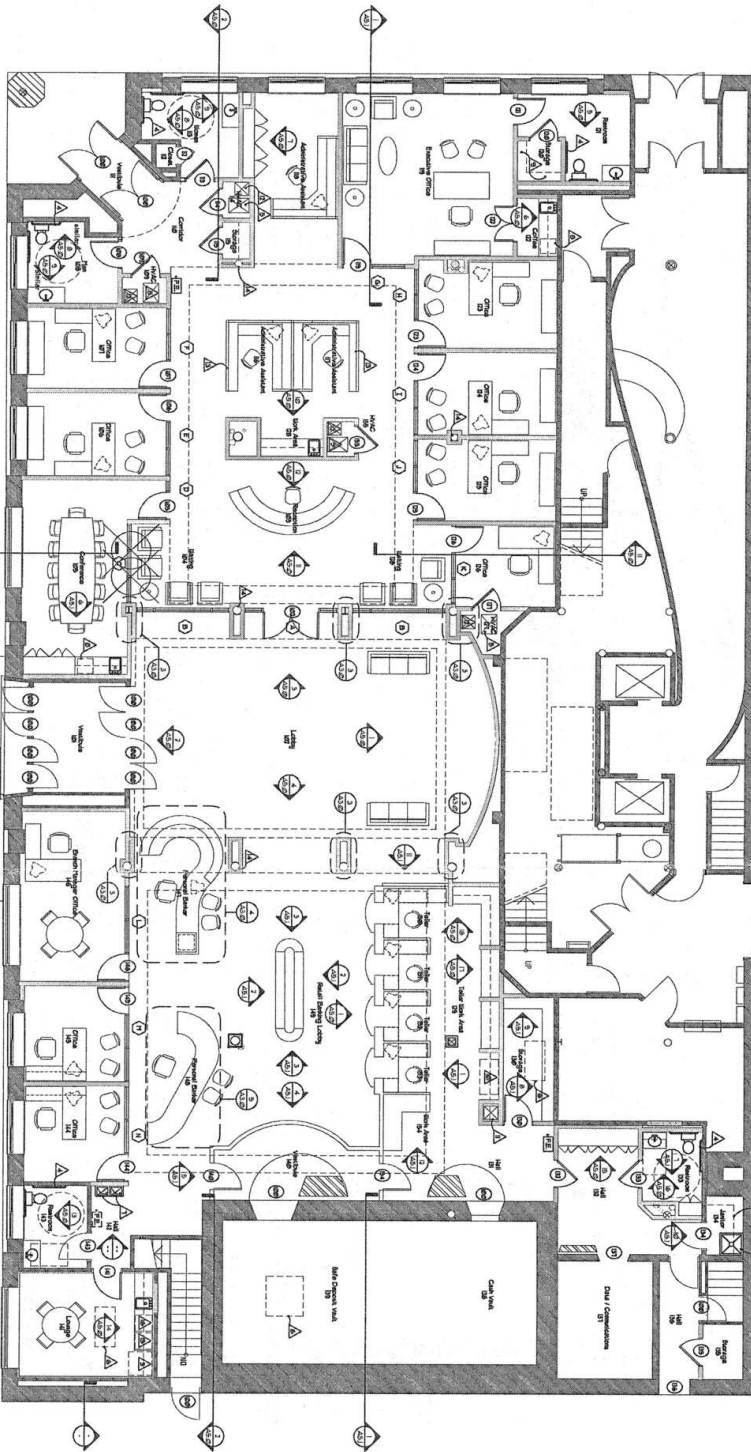
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	4,536 - 12,106 SF	Lease Rate:	\$10 - \$12.50 SF/yr

Available Spaces

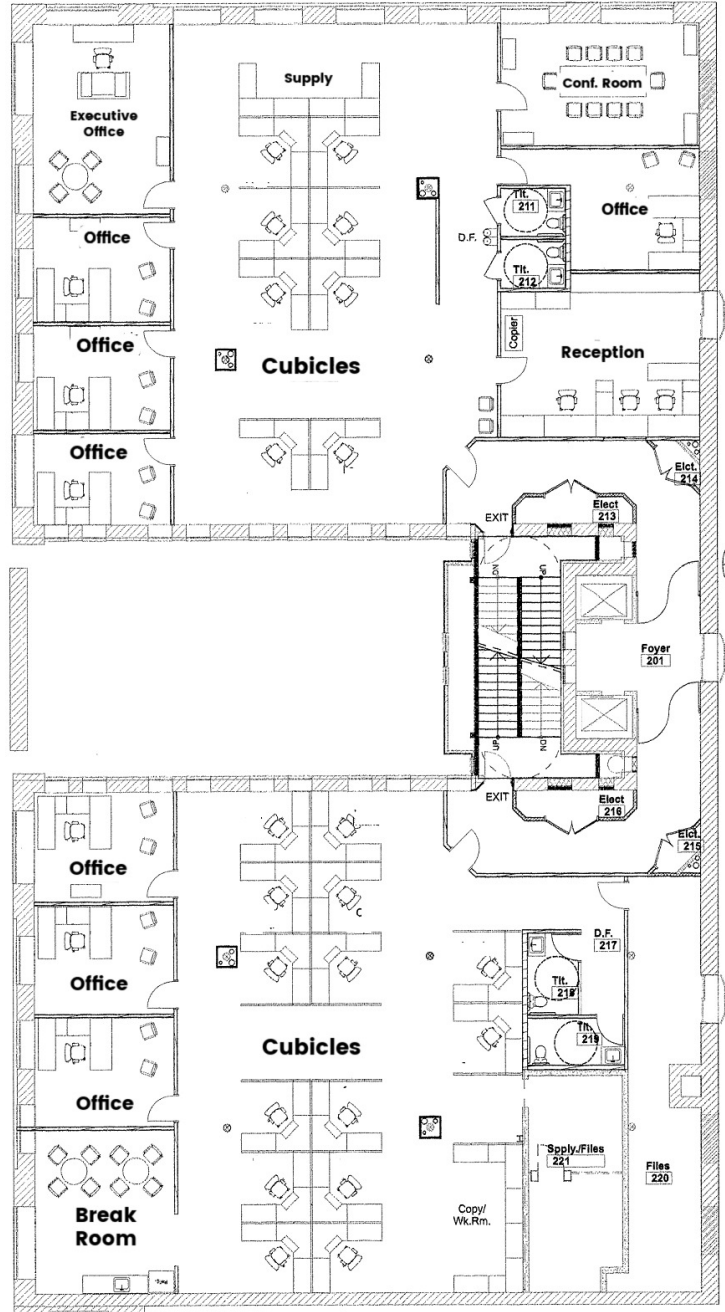
Suite	Status	Size (SF)	Lease Type	Lease Rate
■ Full 1st Floor	Available	12,106 SF	Full Service	\$10.00 SF/yr
■ Full 2nd Floor	Available	9,072 SF	Full Service	\$12.00 SF/yr
■ Suite 1 Floor 2	Available	4,536 - 9,072 SF	Full Service	\$12.50 SF/yr
■ Suite 2 Floor 2	Available	4,536 - 9,072 SF	Full Service	\$12.50 SF/yr



Milam Street



MILAM



2nd floor Furn

1/8" = 1'



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