



DRAKE
REAL ESTATE & INVESTMENTS

1537 E. Grande Blvd., Suite 400
Tyler, Texas 75703

Commercial

www.DrakeTexas.com

FOR SALE/LEASE

Professional Office

Approx. 2,234 sf on
0.398+/- ac.

1611 E. 5th Street
Tyler, Texas 75701



Features

- RPO Restricted Professional Office
- Approx. 2,234 sf on 0.398+/- ac.
- Brick with composite shingle roof
- ADA compliant
- Built in 1956
- Located approximately 1/2 mile east of the Beckham Avenue and 5th Street intersection. Directly across the street from Tyler Junior College
- Great office for attorney, insurance agency, CPA and professional office users
- High visibility
- Centrally located with easy access to Tyler's CBD and Courthouse



Contact

Sale Price: \$275,000

Lease Rate: \$12.00 sf/yr Mod. Gross

Hagan Baker

903.581.3737

hagan@draketexas.com



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Interior Features

- Foyer, five offices, reception, kitchen, breakroom, and two bathrooms
- Electrical and plumbing in good condition
- Linoleum, hardwood & carpet flooring,
- Alarm System
- Class B office space

Contact

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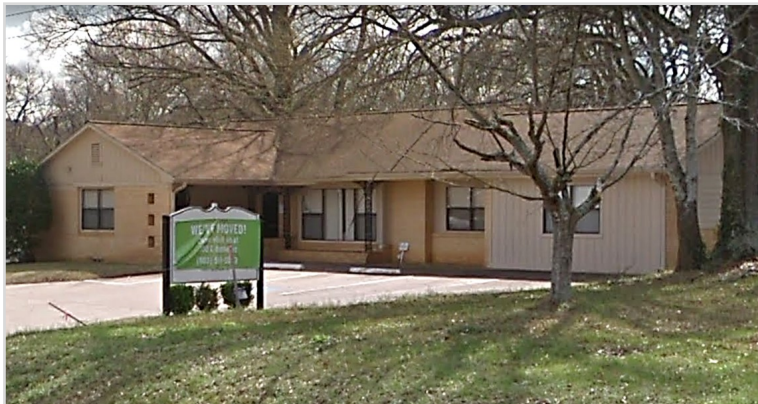
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Exterior Features

- Parking in front and rear of property
- Landscaping & sprinkler system
- 9 parking spaces



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