



2207 Birdcreek Drive

2207 Birdcreek Dr, Temple, TX 76502

Salado
PROPERTIES



George Dentry

Salado Properties

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2207 Birdcreek Drive

\$20.40 /SF/YR

Locate your business in this prestigious, conveniently located office park! This fully built-out office building is lease-ready and provides lots of space on the first floor - approximately 2867 SF consisting of 5 offices, a huge conference room/ 6th office, break room, and three bathrooms.? The upstairs is fully finished out including natural sunlight skylights and it's own climate controlled system.? The upstairs area consists of approximately 665 SF of finished out space that can be used as additional offices, creative, or bonus storage space and an additional 163 SF of climate controlled lockable area that can be converted into a bathroom or breakroom as it is presently plumbed for water, electric, and a capped sewer line (see floor plans).?

Owner...

- Highly desirable business office location
- Available flex space for storage or additional offices upstairs
- Huge conference room
- Monument Signage
- Flexibility for remodel



Rental Rate:	\$20.40 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	3,501 SF
Year Built:	1999
Walk Score ®:	51 (Somewhat Walkable)
Taxes:	\$0.25 USD/SF/MO
Operating Expenses:	\$0.05 USD/SF/MO
Rental Rate Mo:	\$1.70 /SF/MO

1st Floor

Space Available	2,867 SF
Rental Rate	\$20.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Beautiful stand-alone office building in highly desirable Birdcreek Plaza Subdivision. Lot's of private and partitioned office space on first and second floors. Move-in ready, no build-out necessary! Owner will also entertain tenant who wants to renovate/refresh office building depending on terms. Additional space available upstairs for storage, additional offices, and/or bathroom or breakroom addition.

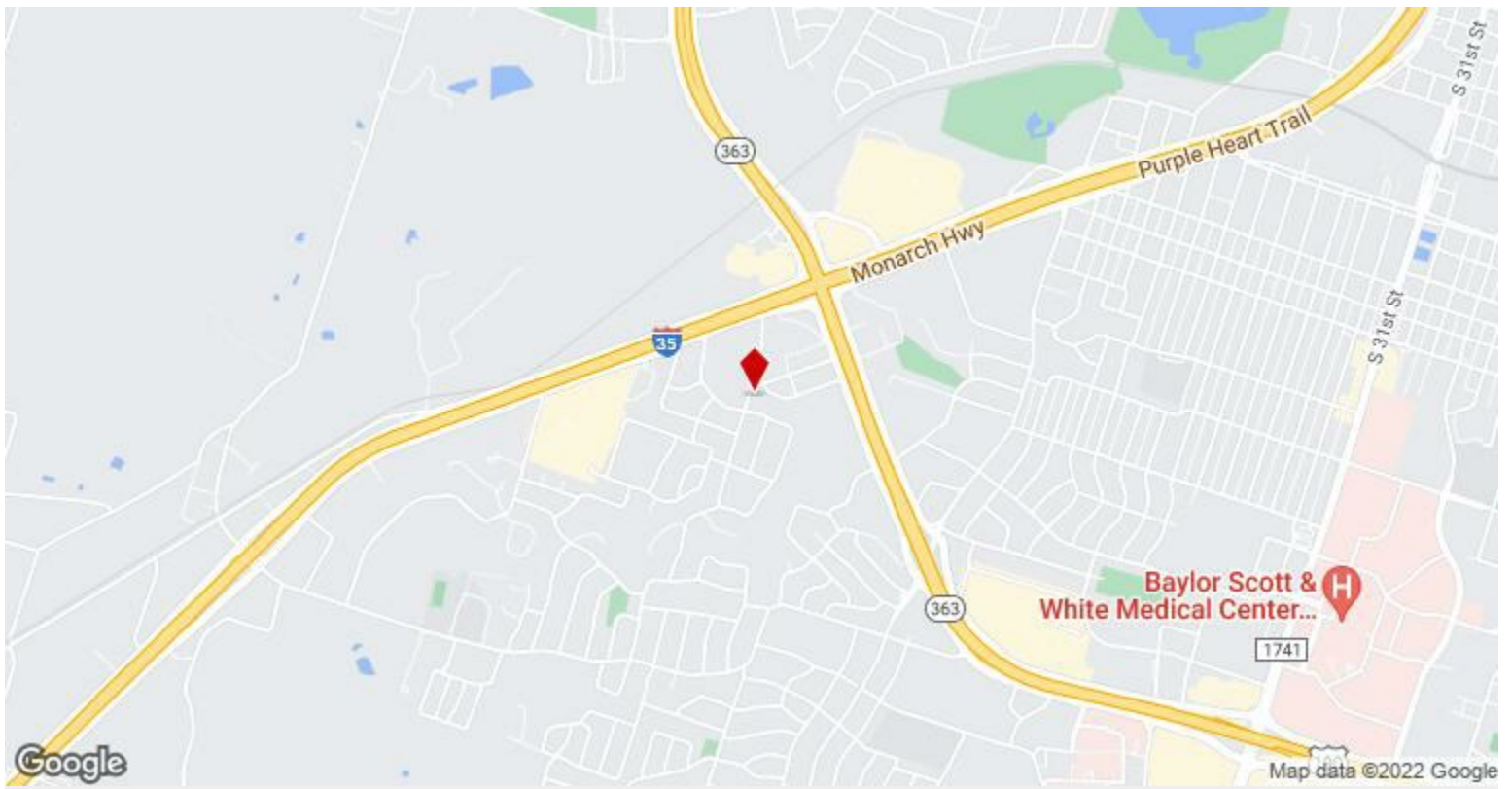
1

2nd Floor

Space Available	634 SF
Rental Rate	\$20.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Tax record shows 634 SF, but actual conditioned air space is approximately 824 SF. Enclosed area can be upgraded to a bathroom and additional break room as water and sewer line is available. Upstairs runs on it's own separate AC/Heat system.

2



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Owner will work with the tenant who wants to update/refresh the interior.? Owner has plans that could partition out the building into Suite A and Suite B and owner will consider granting sublease authority to primary tenant with conditions.?

Property Photos



004_2022-11-01_2207-Bird-Creek-Dr_MLS



005_2022-11-01_2207-Bird-Creek-Dr_MLS

Property Photos



006_2022-11-01_2207-Bird-Creek-Dr_MLS

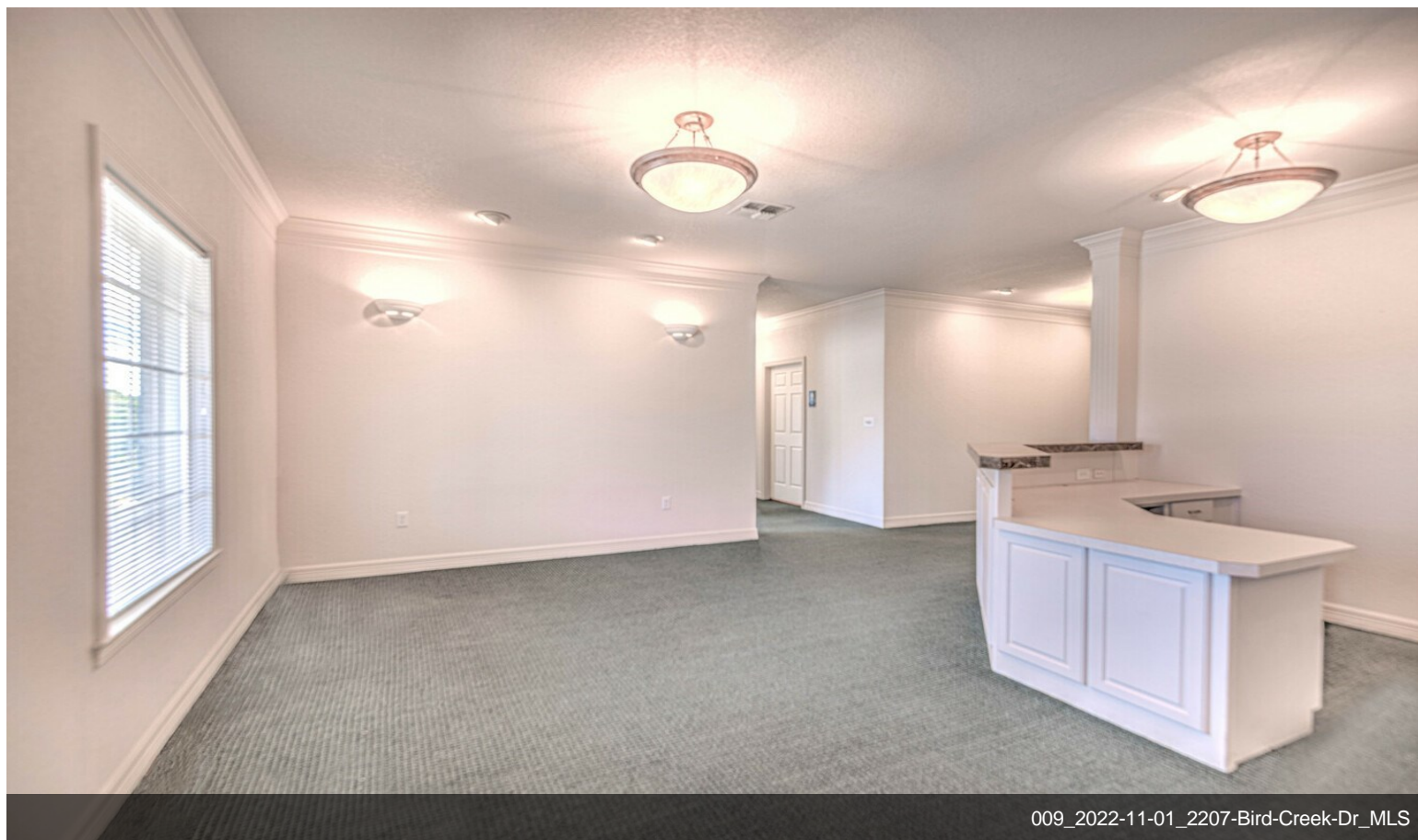


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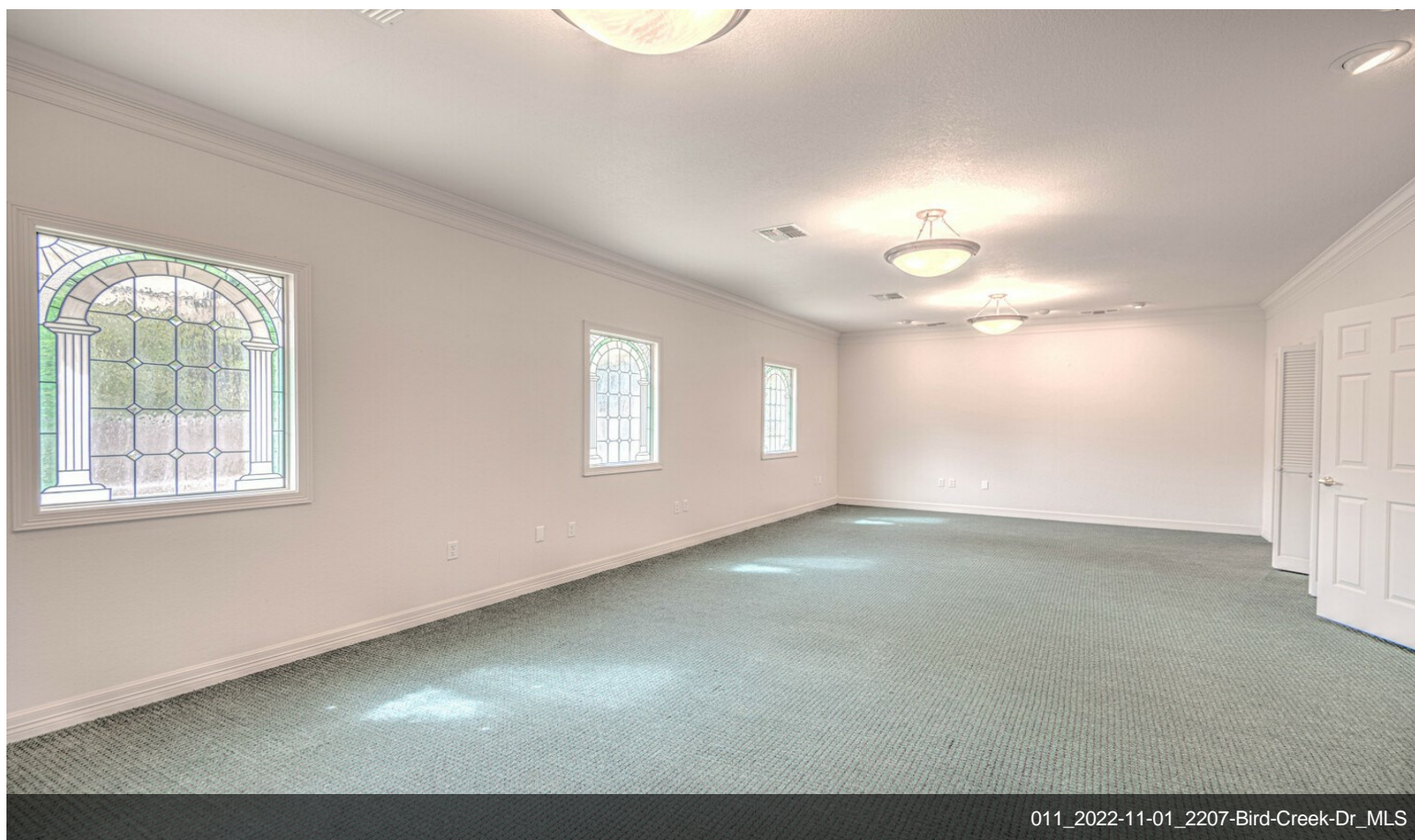


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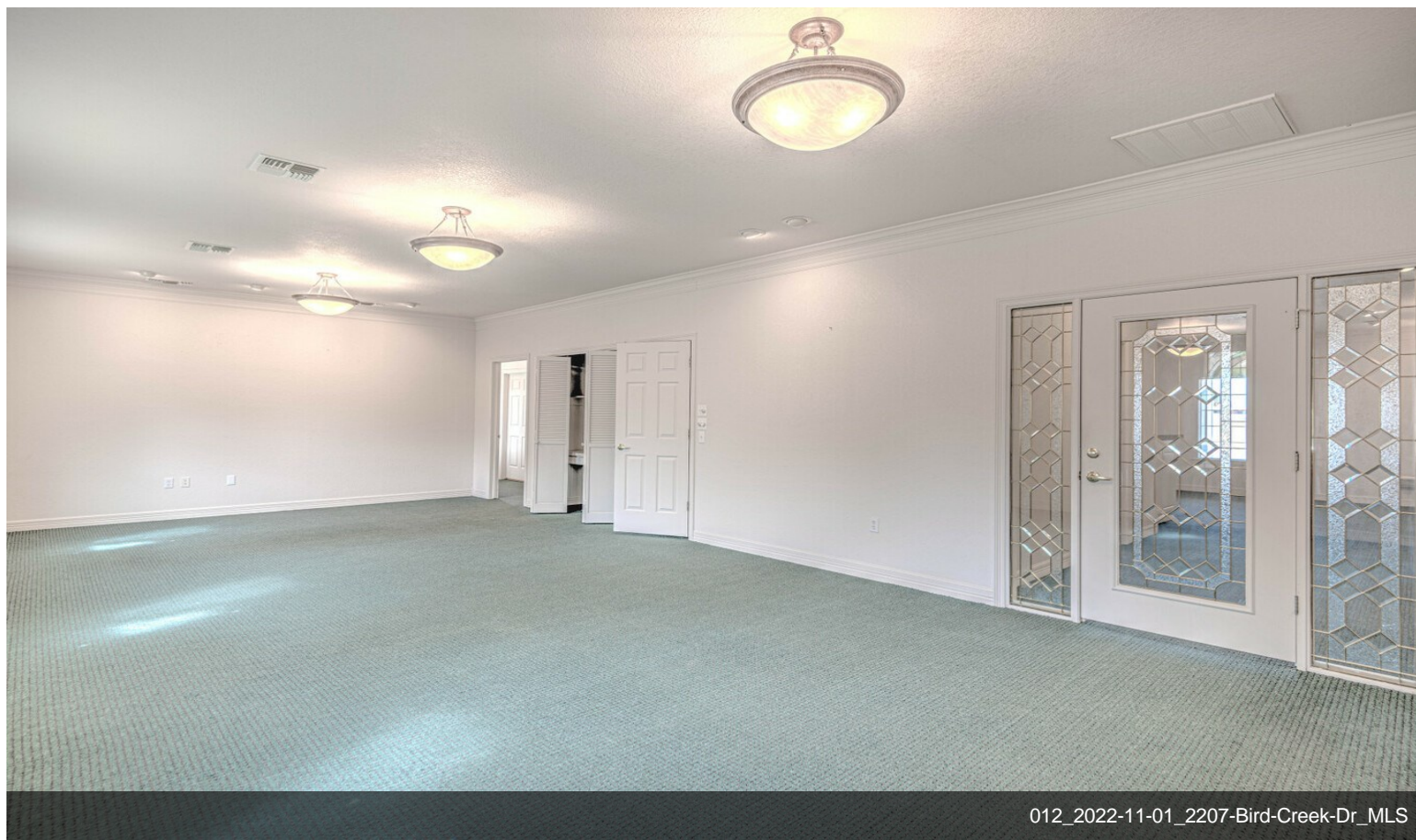


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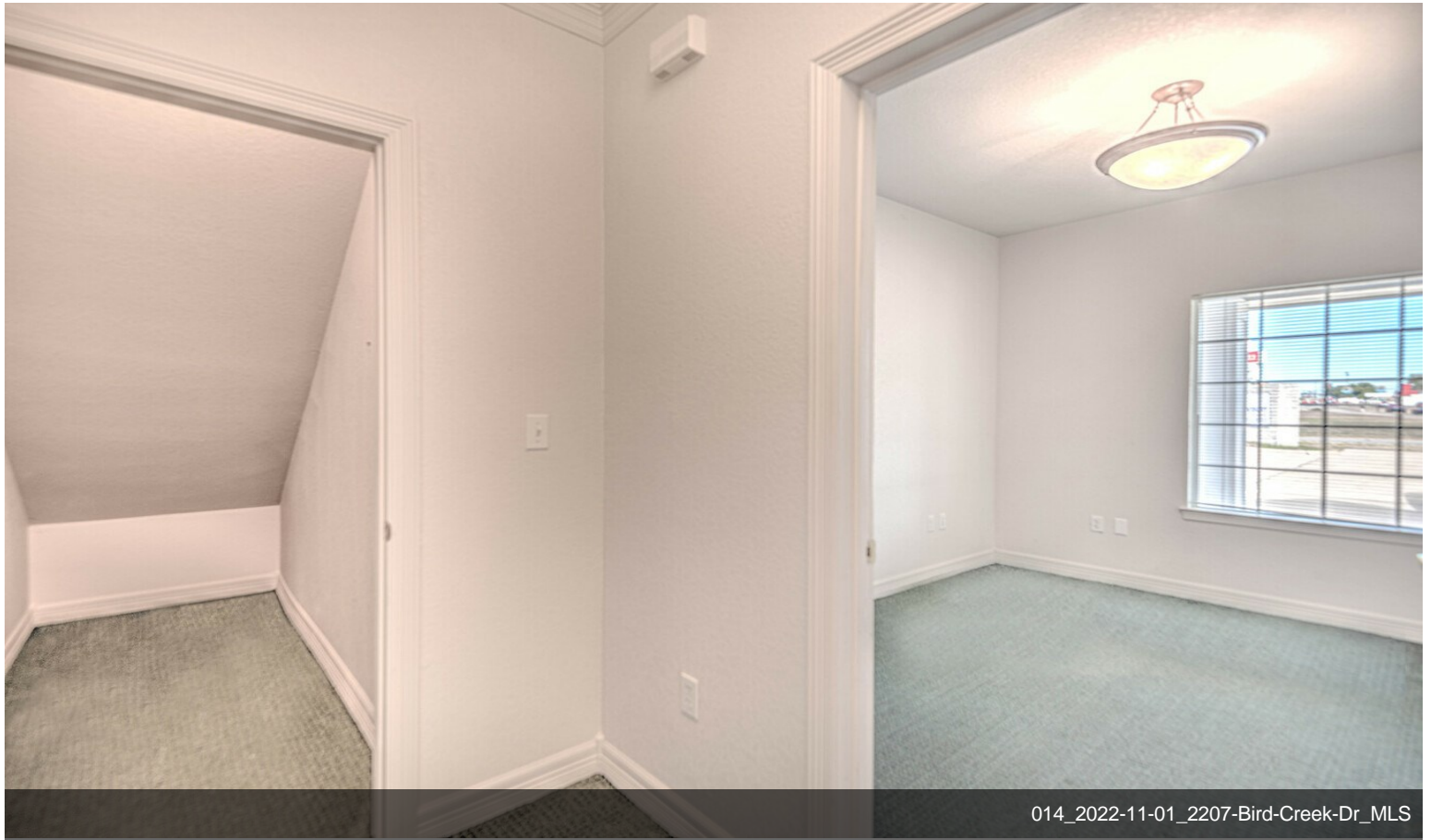


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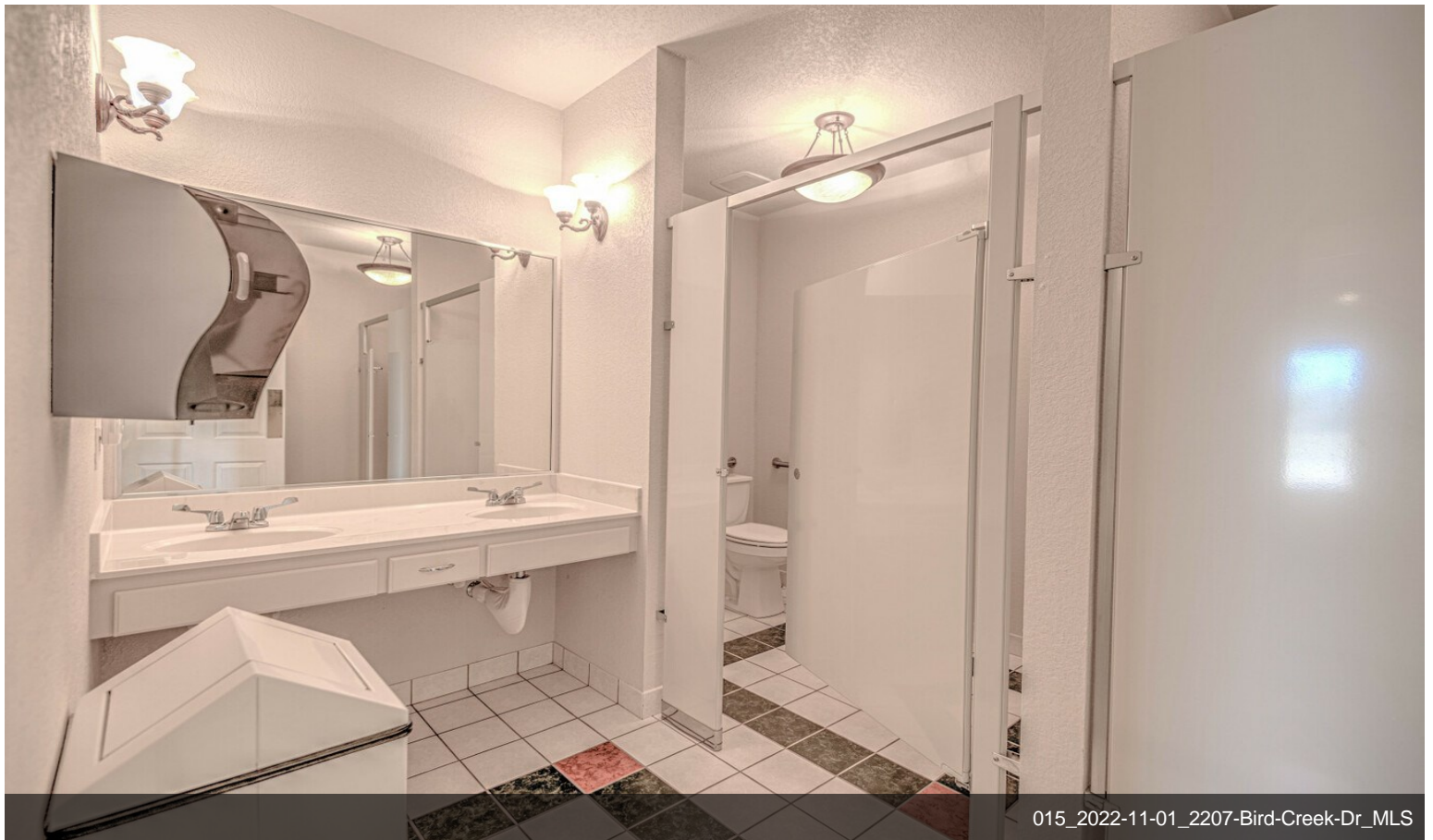


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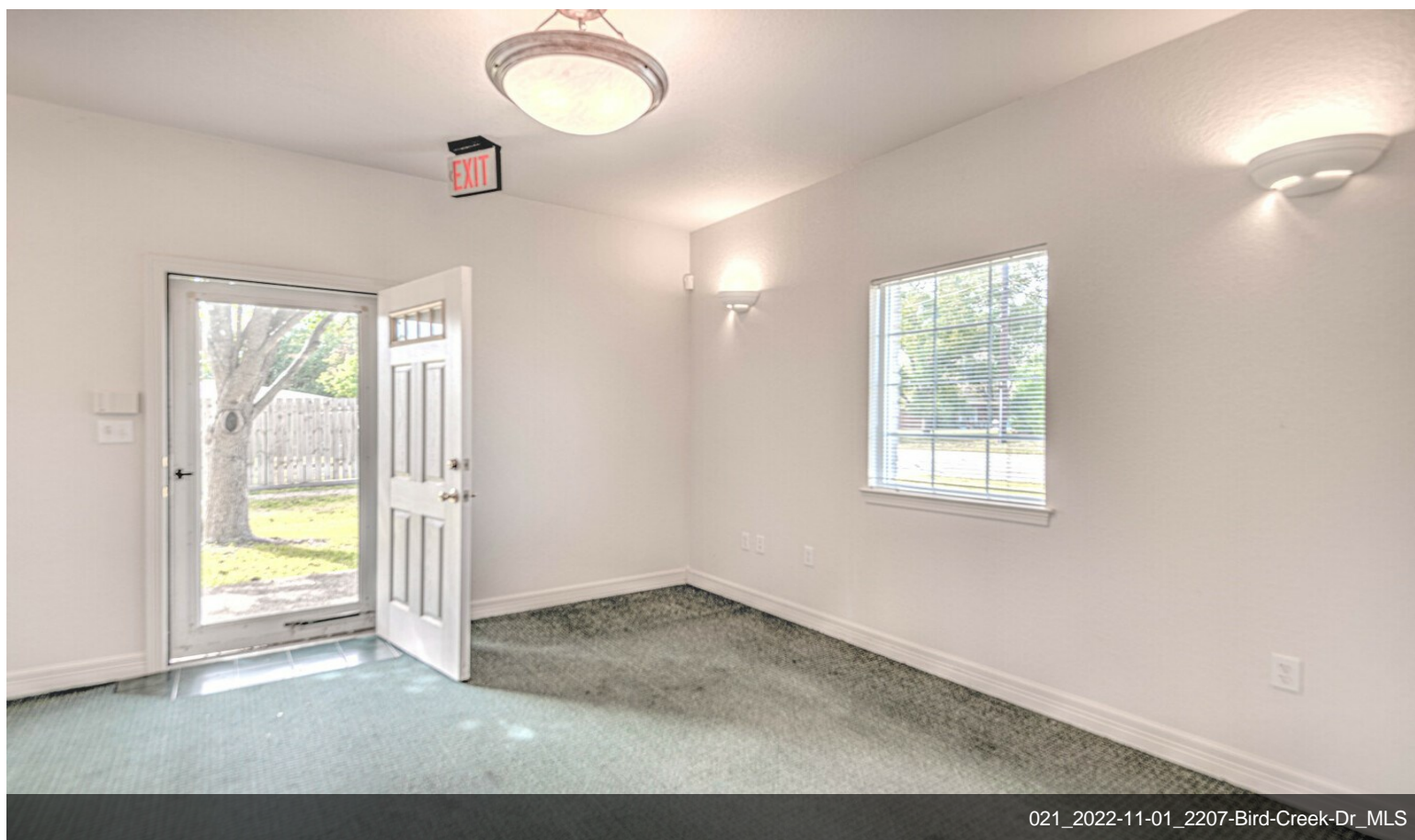


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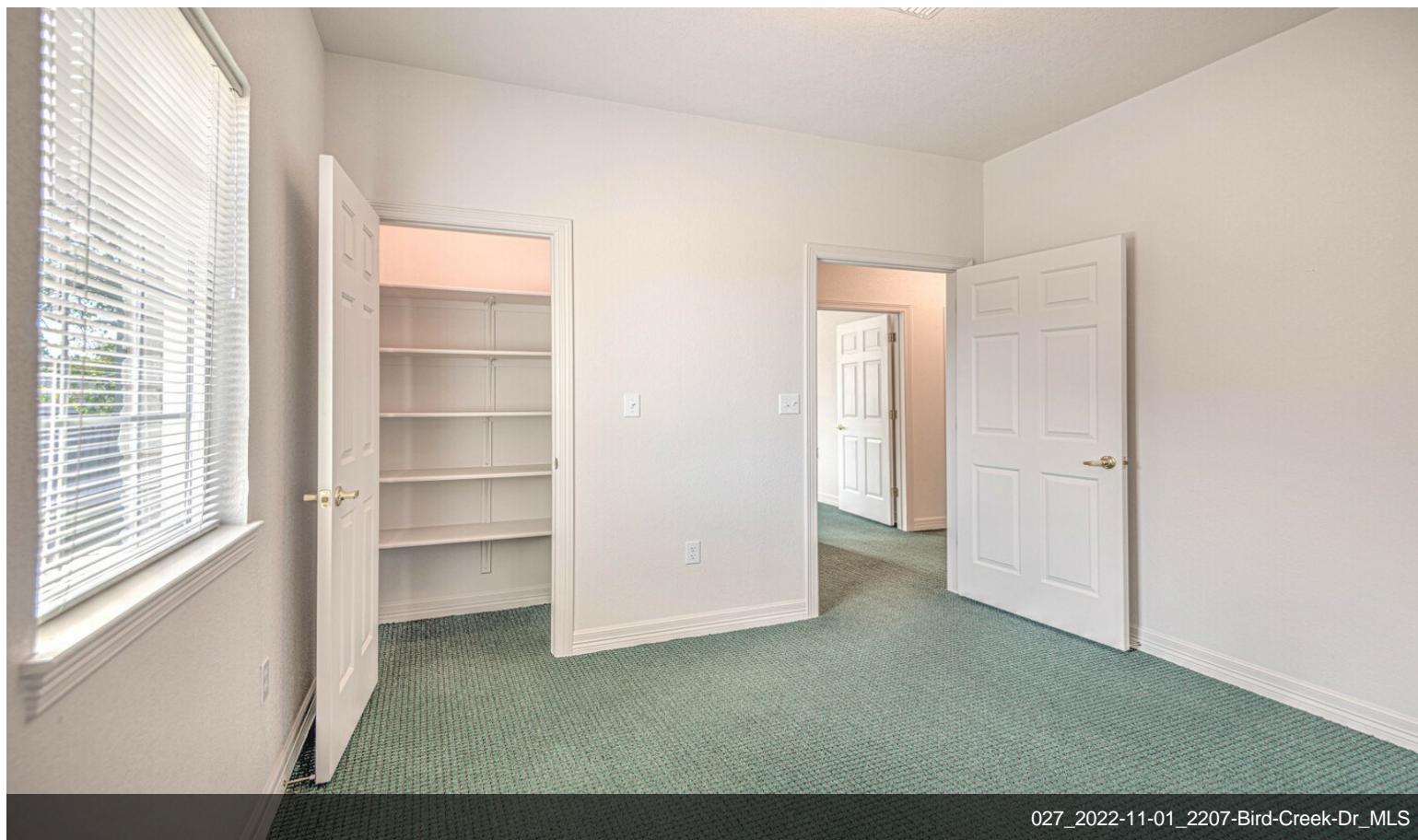


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