

LEASE

COMMERCIAL • OFFICE



Property Details:

- Commercial Professional Use
- Highly desirable location: Across street from Deer Park Community Center and Deer Park City Hall
- 7275 SF (.167 acres) of well-maintained property
- 1920 Total Building square feet + Bonus office: Three stories, proposed balcony at second story
- Bonus office – managers suite (3rd story newly remodeled separate office – approx. 305 SF)
- Lease option: Upper two stories 1002 SF or bottom story 1248 SF(approx.)
- Common space: Conference room, break room; two bathrooms
- Building shared with Small Civil/Structural Engineering Firm
- Multiple Offices/Modern partition workspace; furnishing optional
- New upgrades (Fresh paint, new modern dimmable with variable lighting/hue throughout building. Updated bathroom and n)
 - Kohler back-up generator
 - Onsite parking space

Property Address:

2409 Maxwell Lane
Deer Park, TX. 77536-4910

Property Location:

East of Center Street off San Augustine
(KM538Q)

Contact

Phelps Realty, LLC.
Debra Phelps
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Lease Terms:

Modified Gross Lease: Property taxes, maintenance, and CAMS included; excludes electric and gas utilities, internet and phones
Rate: \$1,600.00 Monthly
Period: 1 to 5 year

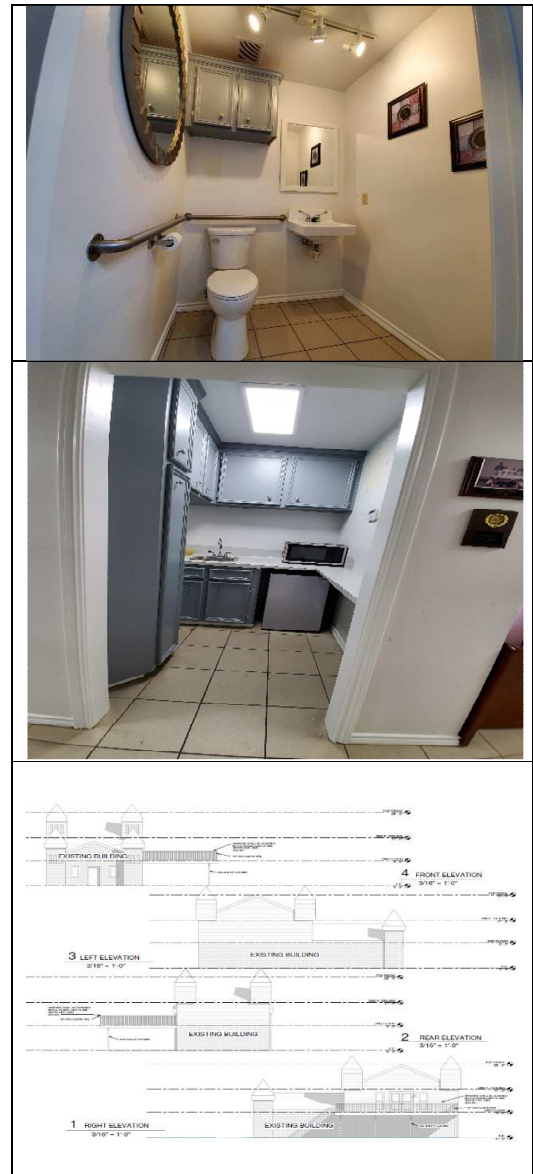
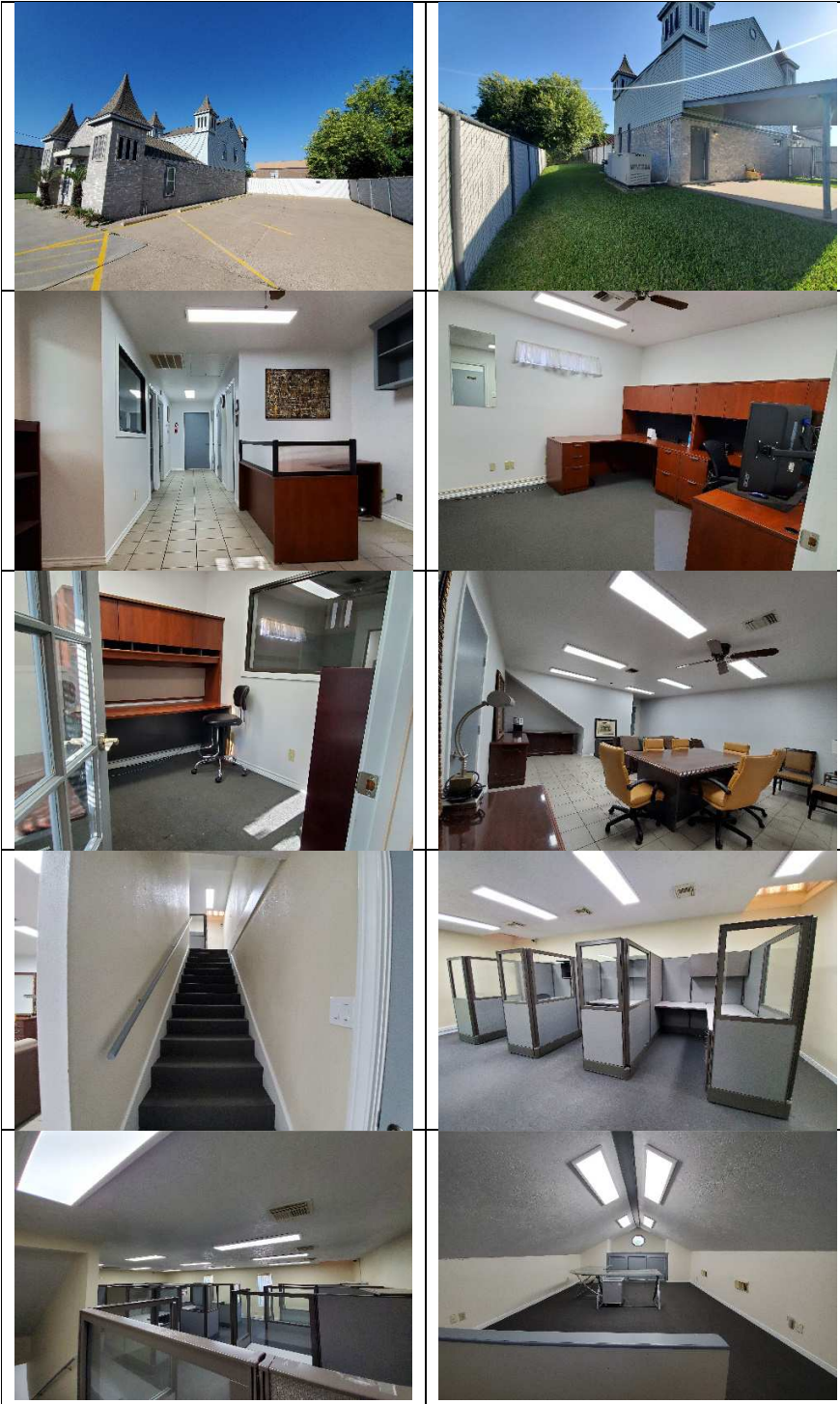


Photo description from top left:
 exterior, exterior, 1st floor restroom, 1st floor
 foyer, 1st floor office, 1st floor office, 1st floor
 conference, 1st floor break, stairs, 2nd floor
 partition workspace, 2nd floor partition
 workspace, 3rd floor office suite, proposed
 exterior balcony