

PROFESSIONAL OFFICE BUILDING FOR LEASE

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102 Suttles Avenue, San Marcos Tx 78666

Renovated in 2018, all new interior construction.

Total square footage is 2400.

Rent for the entire building is \$4800/mo.

Partial lease of the building can be negotiated.

The building is built and designed to suit two separate businesses with two main entrances but has most recently been occupied by one law firm.



The workroom/file room is currently used as a conference room.

The waiting room is currently used as a private office with an exterior entrance. Offices 2 & 3 on the left side have small built in shelves and a desk where the water heater is drawn.

The arrangement is versatile, with a variety of options and uses for the space.

7-9 offices

1-2 conference rooms

1 full bath

1 half bath

1 double reception desk

1-2 waiting areas

1 kitchenette with a drink fridge and microwave

1 full kitchen with a full size fridge, dishwasher, and microwave

with a private exterior entrance and patio.

Large Parking lot



Available April 1, 2021 or sooner for the right tenant.