

***Tenant Improvement
Allowance Available!***

Lauren Office Building

901 S 1st Street Abilene, TX

Property Features

The Lauren Office Building offers flexible leasing opportunities with approximately 11,000 SF available per floor. Tenants can occupy a single floor, multiple floors, or the entire 45,252 SF building, providing scalable options for businesses of all sizes. Located in Abilene's sought-after SODA District, the property also features convenient elevator access to every level.

Recent updates include new chillers, fully redone electrical and plumbing systems, and renovated restrooms. **Tenant improvement allowance is available**, providing an excellent opportunity for users to customize the space to fit their needs in one of Abilene's most active and revitalized areas.

Offering Summary

FLOOR SIZE	~11,000 SF each
TOTAL SPACE AVAILABLE	up to 45,252 SF
DIVISIBLE?	Yes
LEASE RATE	\$16/SF
LEASE TYPE	NNN

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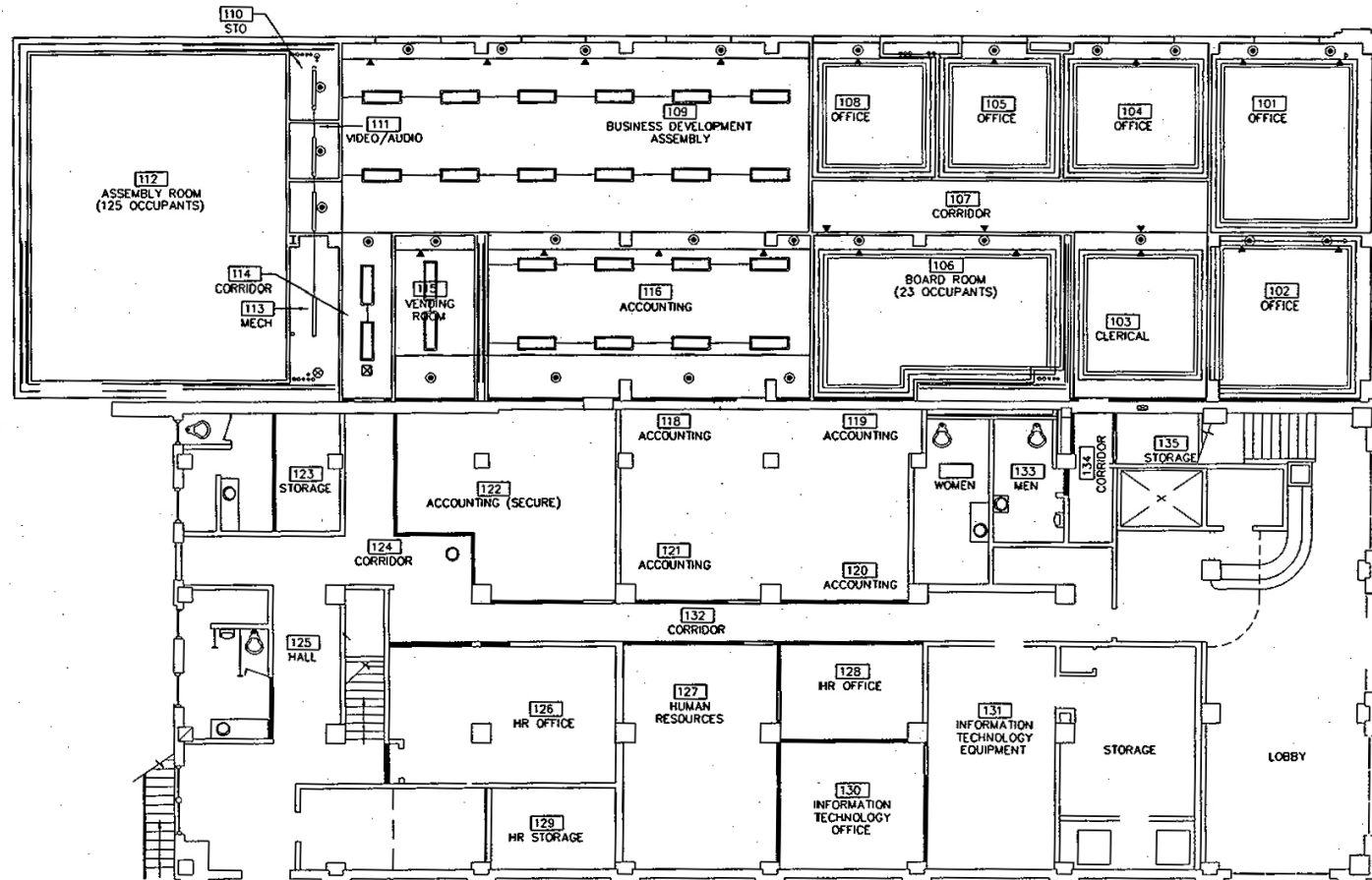
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FOR LEASE



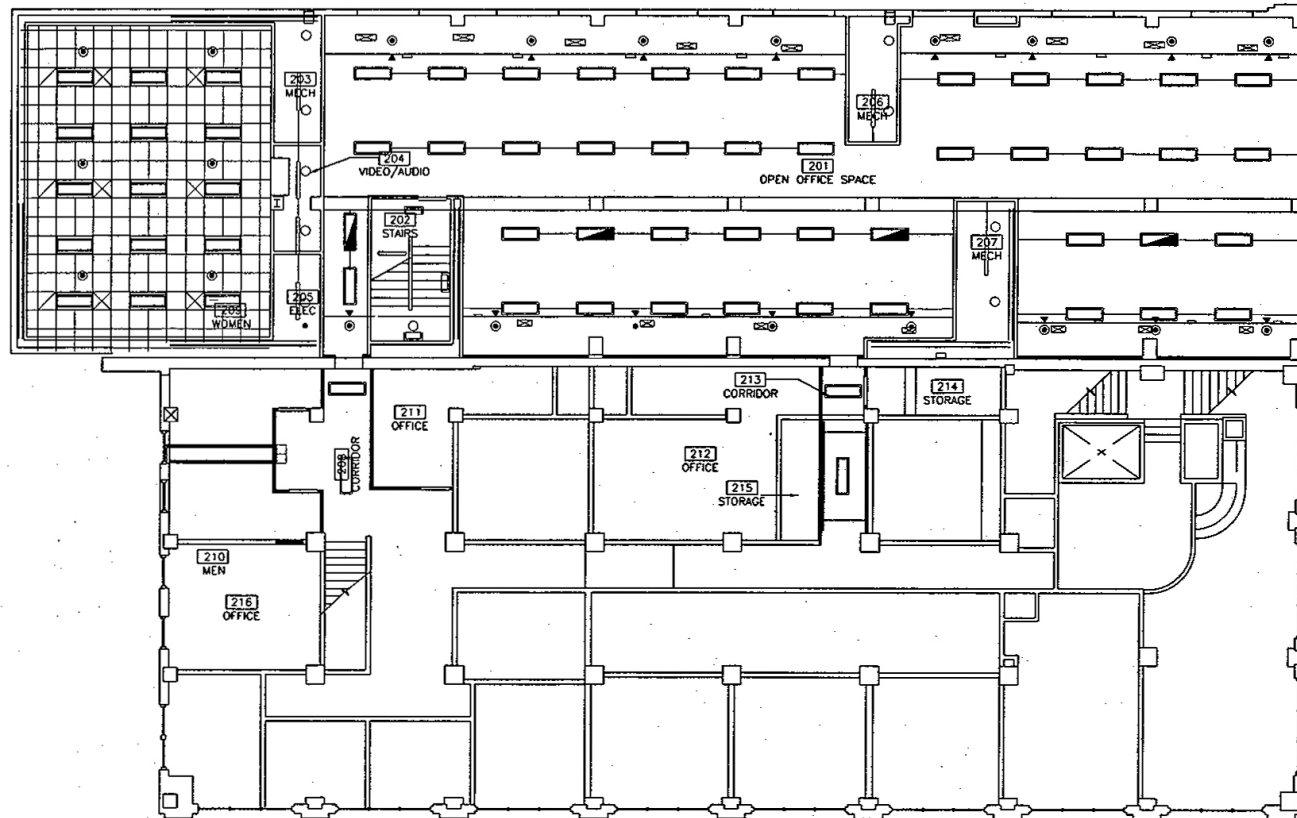
FOR LEASE

First Floor



FOR LEASE

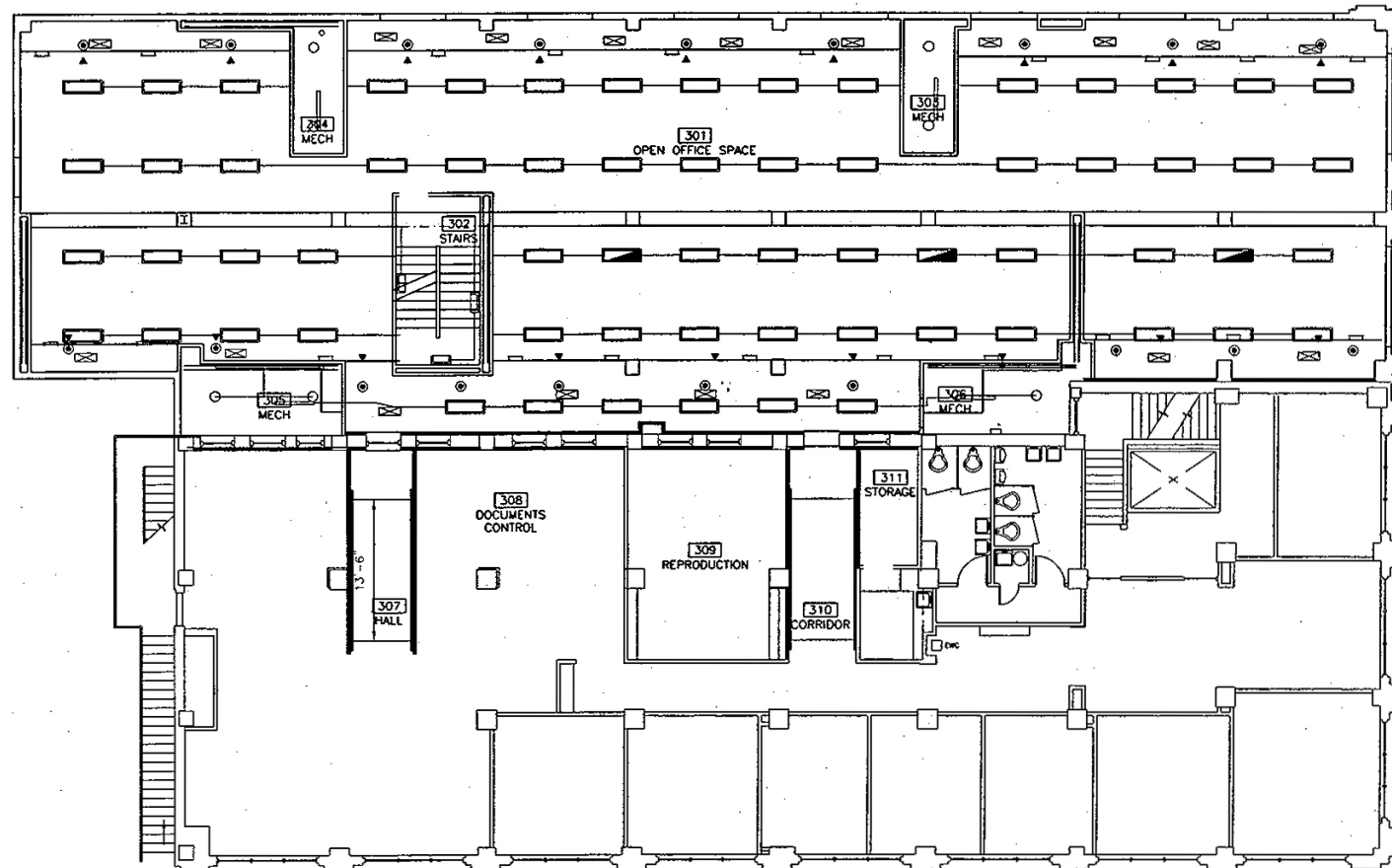
Second Floor



2 SECOND FLOOR - CEILING PLAN
SCALE: 1/8" = 1'-0"

FOR LEASE

Third Floor



2
A14.2

THIRD FLOOR - CEILING PLAN
SCALE: 1/8" = 1'-0"



FOR LEASE

Fourth Floor

