

Texas Heights Professional Building

3,000
SQUARE FEET

\$1.95 /mo
RENT / SF

\$5,850
RENT

(254) 699-8300
www.johnreider.com

PROPERTY ADDRESS

880 Prospector Trail - Suite 200
Harker Heights, TX 76548

COMMERCIAL TYPE: Special Purpose

LEASE TYPE: Modified Gross **AVAILABLE: 4/1/23**

DESCRIPTION

880 Prospector Trail - Suite 200, Harker Heights, TX 76548

LOCATION: 880 Prospector Trail in Harker Heights is on the corner of Stillhouse Lake Rd and Prospector Trail. It is just south of the intersection of FM 2410, the Neighborhood Walmart and the Catholic Church. Zoning is B4 Commercial.

DESCRIPTION: This L shaped building has two professional suites. Suite 200 will be available on 4/1/2023. Currently a medical clinic for Advent Hospital, this 3,000+/- sqft suite features a waiting and reception area, multiple patient rooms, offices and restrooms. Finishes include vinyl plank and VCT flooring, cove base floor trim, textured and painted sheetrock walls, drop ceiling, standard electric, LED lighting and standard HVAC. This suite was last updated in 2021. The building is frame construction with an attractive brick and stone exterior, shingle roof and insulated windows. The asphalt parking lot features a drop off style traffic pattern with patient parking in front and employee parking at the rear for a total of 50+/- parking spaces. Sign presence on the property monument sign is available.

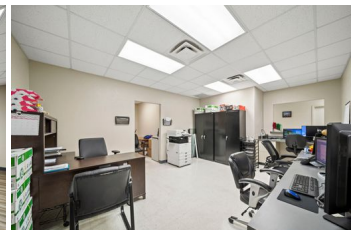
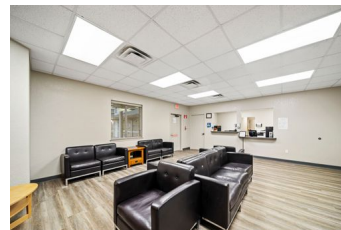
Neighboring businesses in the area include, Ellis Group Counseling, Home Team Realtors, Xpress Chiropractic, Dr Prit E Clinic, Kumon Tutoring, Legacy Martial Arts, Farmers Insurance, Yoga, Orange Theory Fitness, Eco Blu Salon, Anthony Joseph Jewelers, AcaciaWood Acupuncture, Corner Donuts and Neighborhood Walmart.

RENT: Monthly rent for a well-qualified tenant is based on \$1.95 per SqFt or \$5,850.00 per month. The lease format is Modified Gross with no additional NNN rent, except that tenant shall pay for increases in property Taxes, Insurance and CAM). The Landlord pays for Trash, Tenant pays for all other utilities.

- Zoning: B-4
- Building Square Footage: 6,000+/- SqFt
- Neighborhood: CAMPBELL ADDITION, BLOCK 001, LOT 0001, ACRES 1.0
- Lease Type: Modified Gross
- Also For Sale: Yes
- Street Frontage: Stillhouse & Prospector

RENTAL TERMS

Rent	\$5,850
Security Deposit	\$0
Application Fee	\$35



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