



Jack Lenhart
 903-918-2707 Mobile
 jlenhart@sixty-six.net



COLDWELL BANKER
COMMERCIAL
 LENHART
 PROPERTIES INC.

1100 Judson Rd., Suite 400
 Longview, TX 75601
 Office 903-297-1444
 Fax 903-297-1331



405 E. Magrill
Longview, TX 75601

FOR LEASE

- ◆ 3,100 Sqft. Office Building (former law office)
- ◆ Zoned: Office
- ◆ Renovated in 2023
- ◆ Several Private Offices
- ◆ Reception Area
- ◆ Conference Room
- ◆ Windows Throughout the Building
- ◆ Client Parking on Magrill
- ◆ Ample Employee Parking in Back of Building

Although this information has been acquired with customary care from sources deemed to be reliable, Broker makes no guarantees with regard to prices, interim sales, withdrawal from market as well as other events over which Broker has no influence or control. Furthermore, no guarantees are given with regard to the value of this investment proposal, and the Broker recommends the potential buyer consult with advisors for the business, tax and legal aspects before making a final decision.



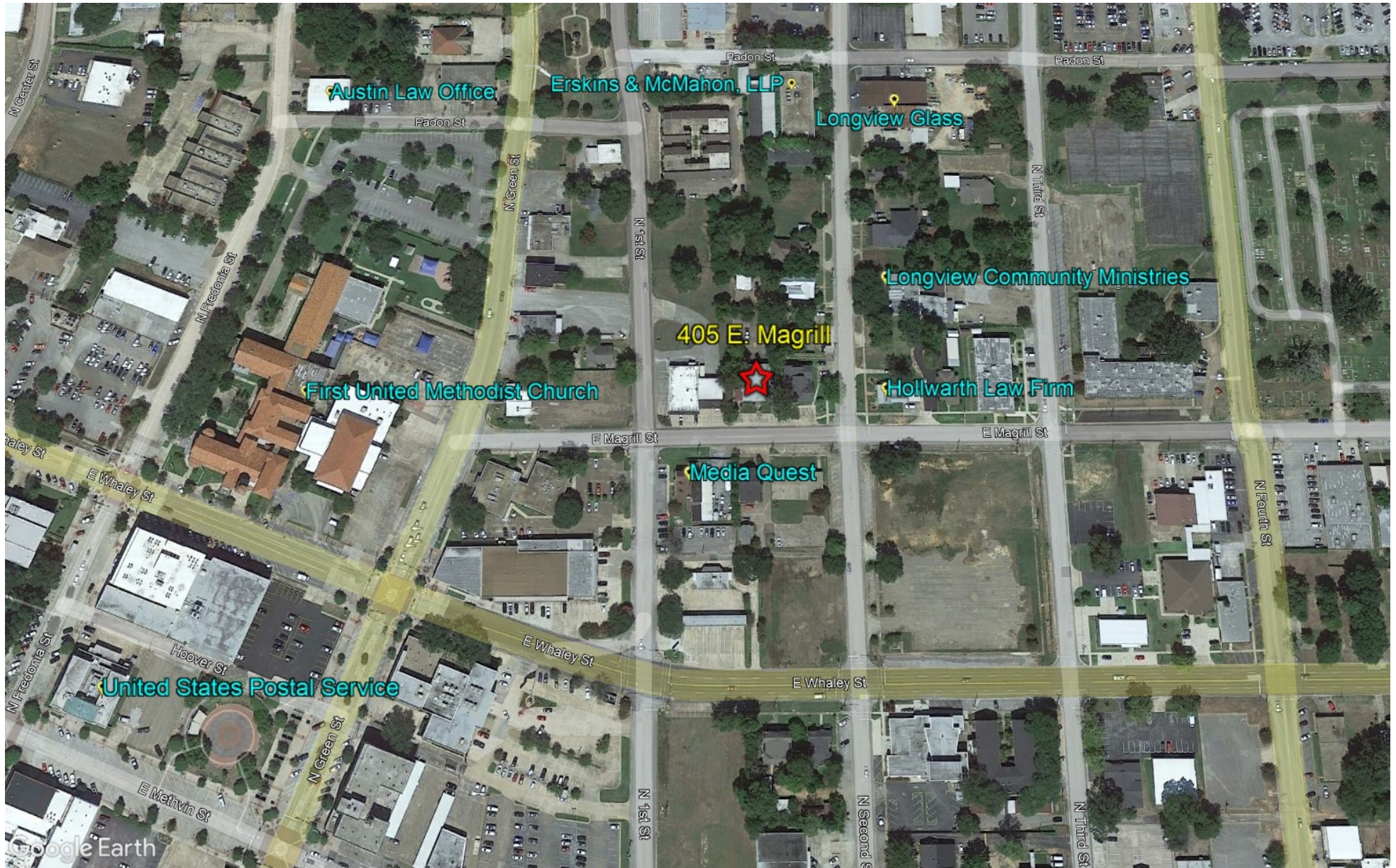


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Aerial Map



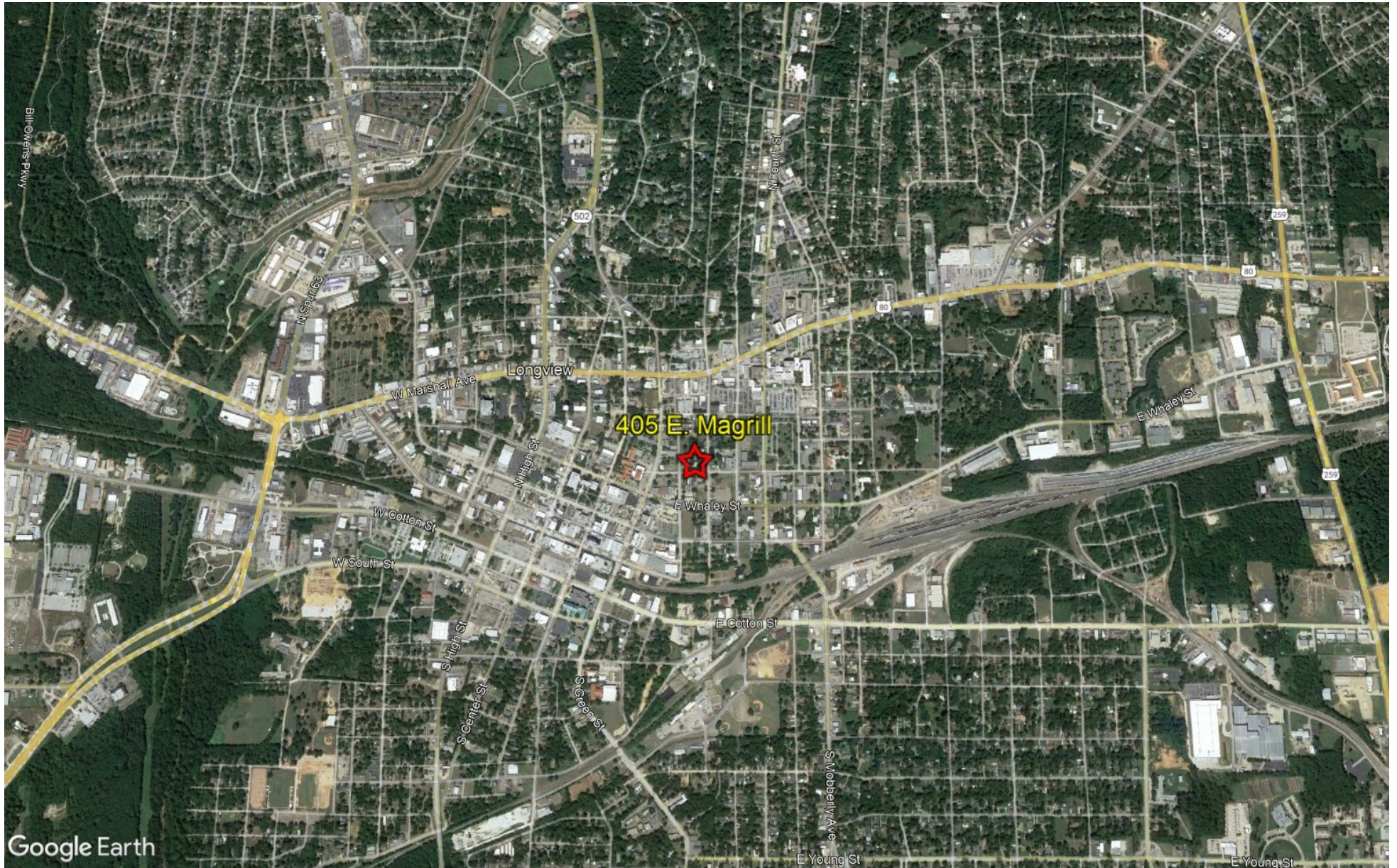


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Location Map





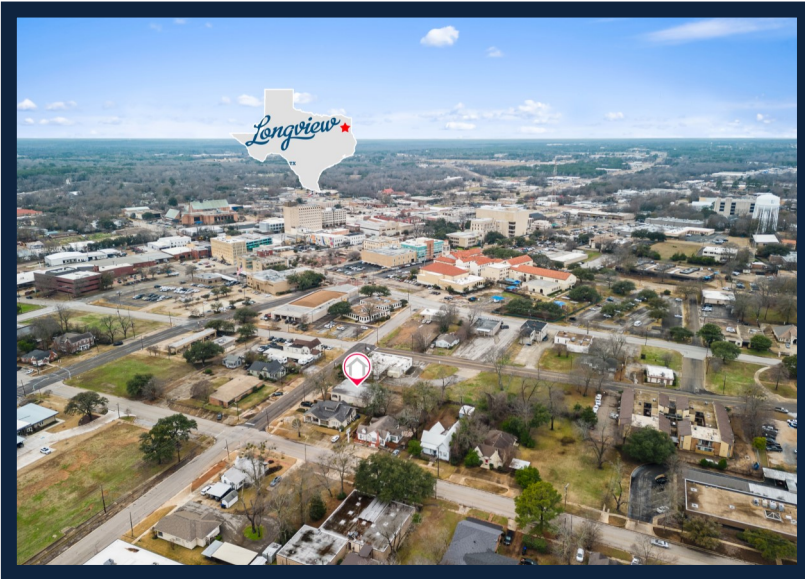
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Photos





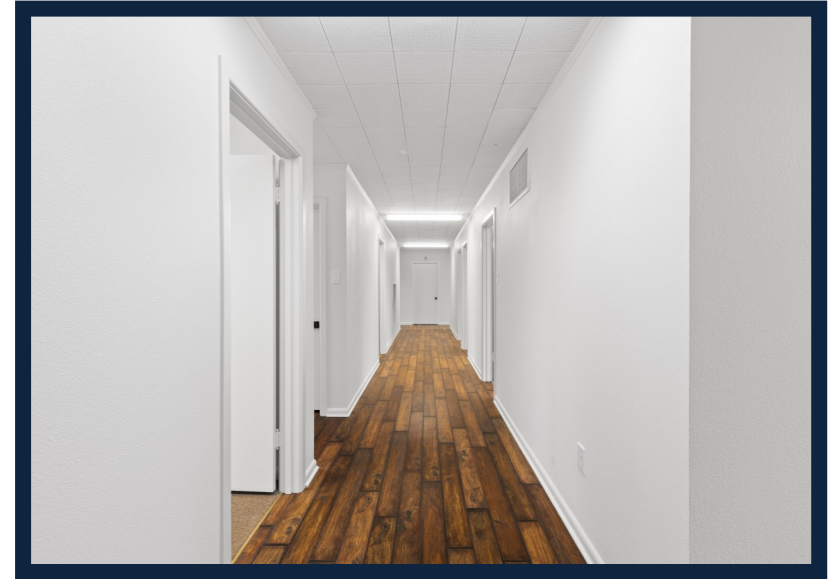
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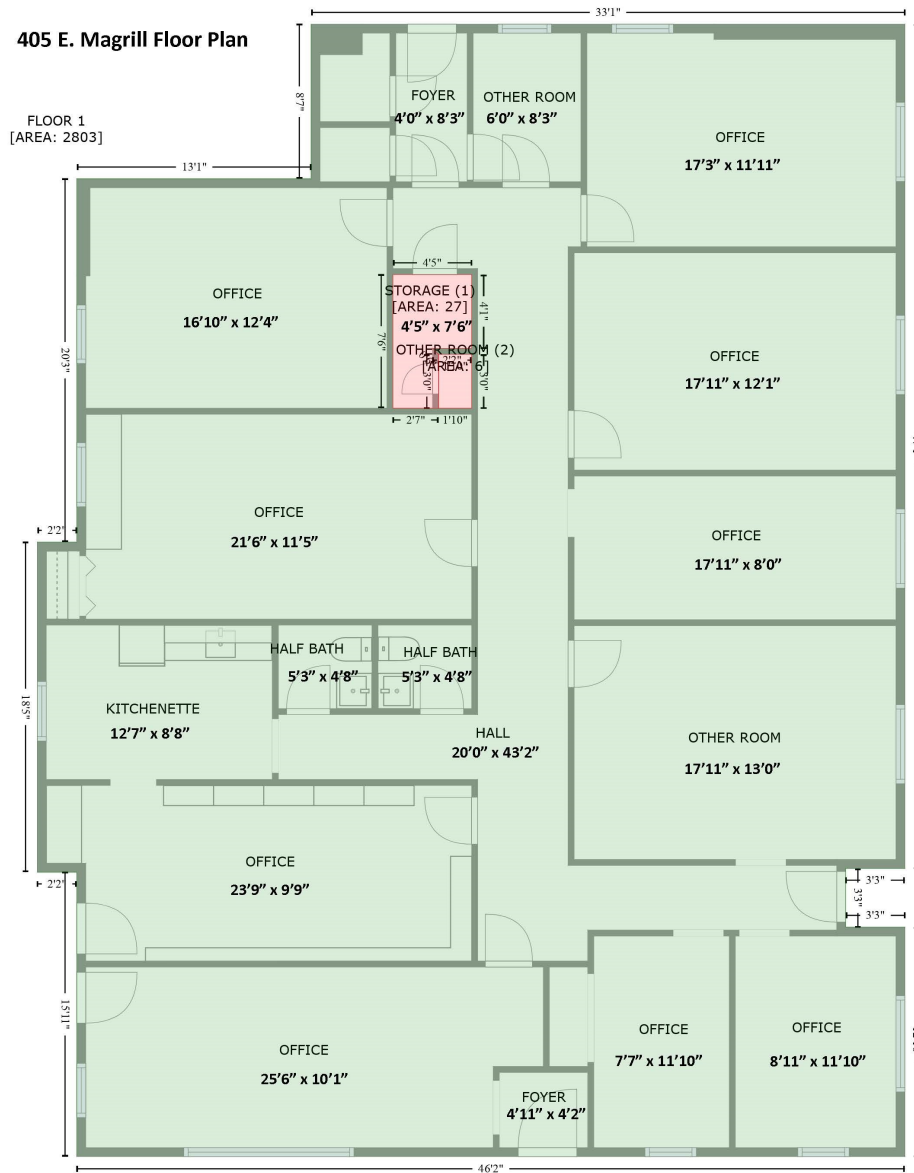
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Floor Plan



Measurements are deemed highly reliable but not guaranteed