

FOR LEASE



2341 Dueling Oaks Dr., Tyler, TX 75703

# NNN INVESTMENT OPPORTUNITY



## OFFERING SUMMARY

Sale Price:	\$715,000
Lease Rate:	Negotiable
Building Size:	3,184 SF
Available SF:	
Lot Size:	
Cap Rate:	8.0%
Year Built:	2016
Market:	Tyler

## PROPERTY OVERVIEW

Class A Build-out  
1,321 sf +/-  
Professional Office  
Ample front and rear parking  
Monument signage available

## Lease Brochure

PRESENTED BY:

**HAGAN BAKER**

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**Lease Brochure**

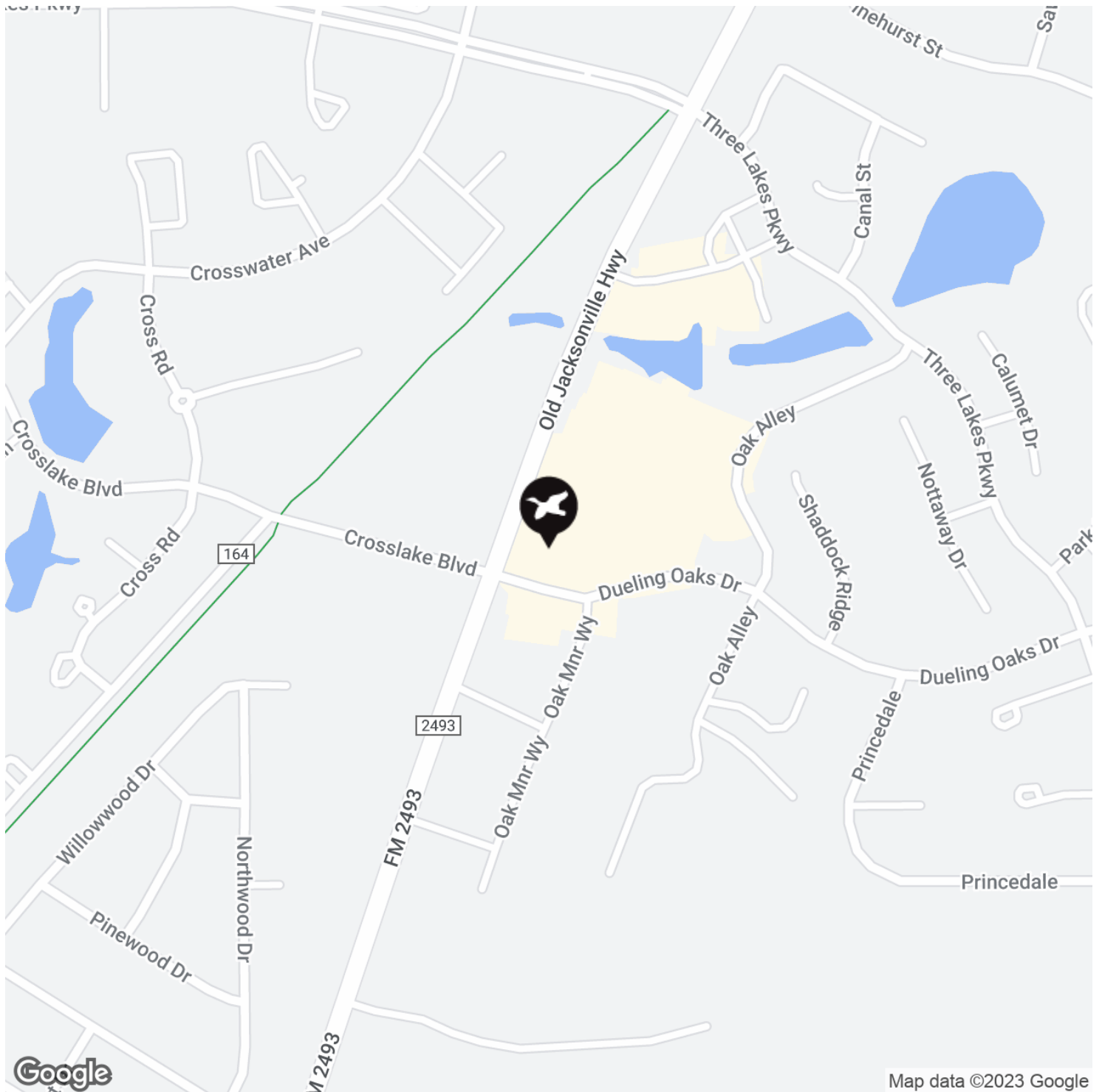
[ADDITIONAL PHOTOS](#)

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Lease Brochure

LOCATION MAP