

FOR LEASE

7282 Crosswater Ave., Tyler, TX 75703

CROSSWATER PROFESSIONAL OFFICE



OFFERING SUMMARY

Sale Price:	\$699,000
Lease Rate:	N/A
Building Size:	3,692 SF
Available SF:	Fully Leased
Lot Size:	0.313 Acres
Zoning:	C-1
Market:	Tyler

Lease Brochure

PRESENTED BY:

HAGAN BAKER

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PROPERTY OVERVIEW

Contact agent for lease details.

PROPERTY HIGHLIGHTS

- Professional Office; 3,694 +/- SF; New Construction
- Two suites; Can be combined; Each Suite approx. 1,847 sf
- Stone and stucco exterior, concrete slab and composite shingle roof
- Class A construction new construction
- Each suite offers entry foyer, reception, conference room, 4 offices, 2 restrooms, kitchen, utility closet, rear porch
- High end finishes and lighting; Exposed wood beams
- Easy access to Old Jacksonville Hwy.
- Located in the heart of South Tyler's fastest growing commercial and residential development area
- Great opportunity for professional office user

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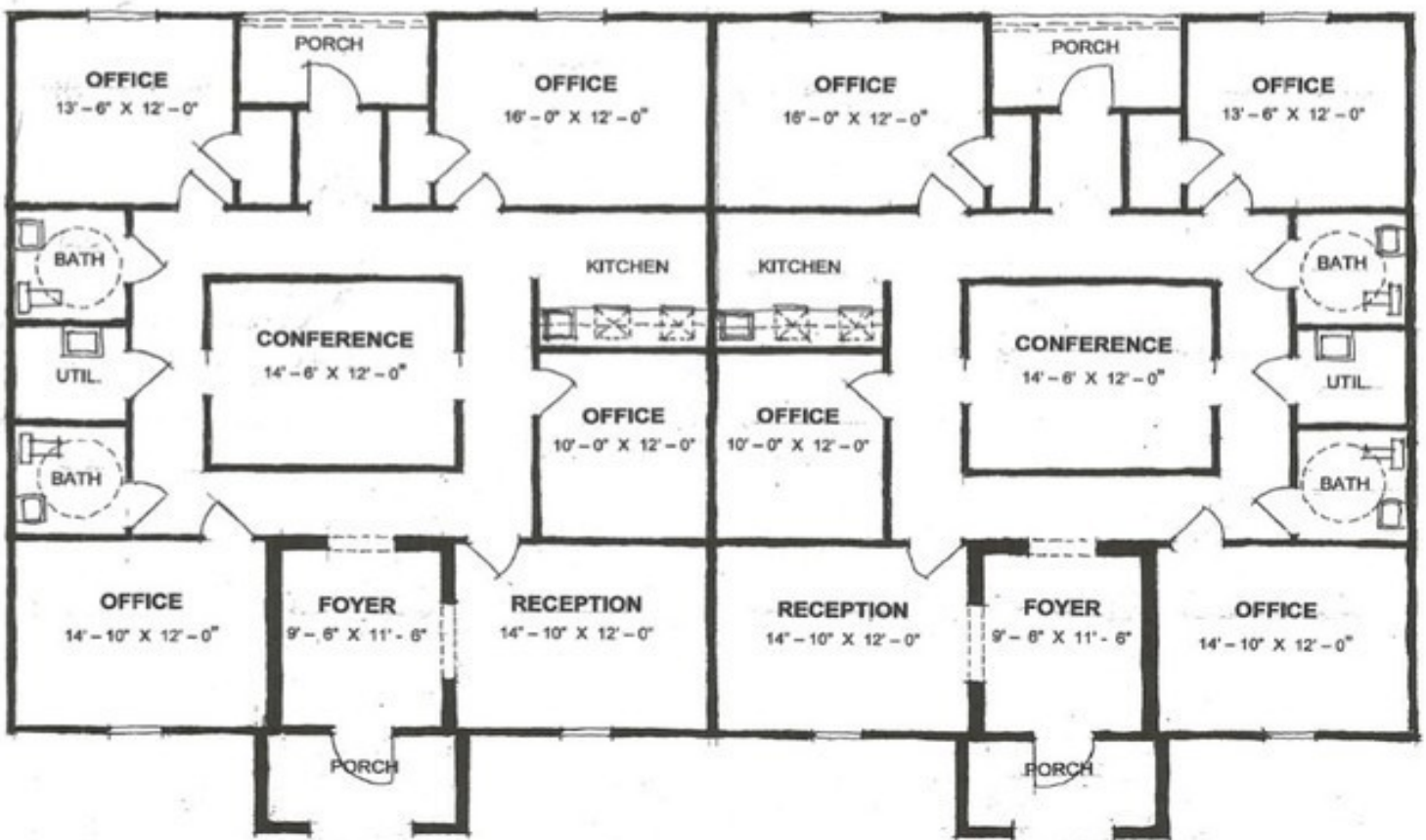
Lease Brochure

ADDITIONAL PHOTOS

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FLOOR PLAN

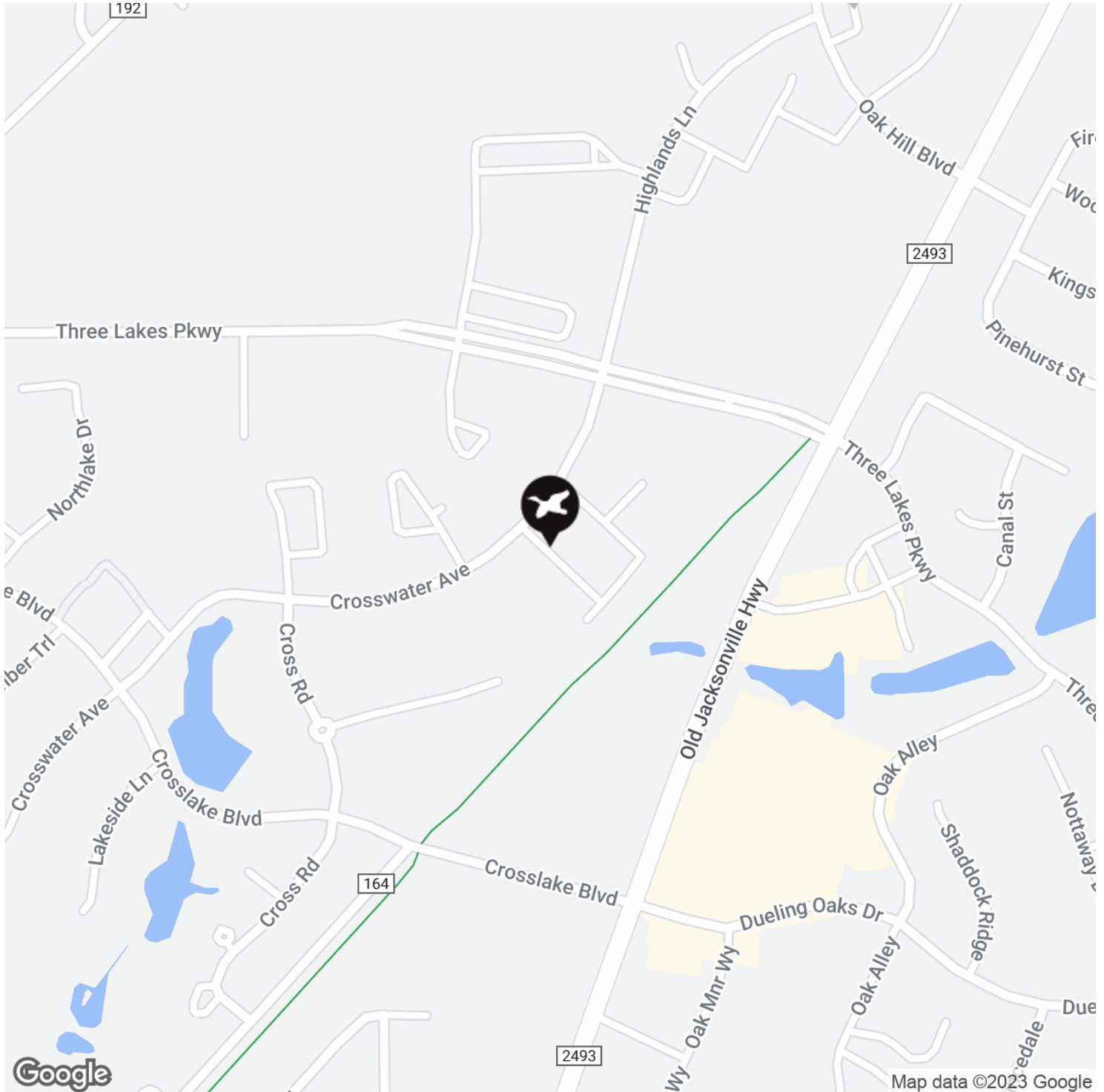
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FLOOR PLANS

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LOCATION MAPS