



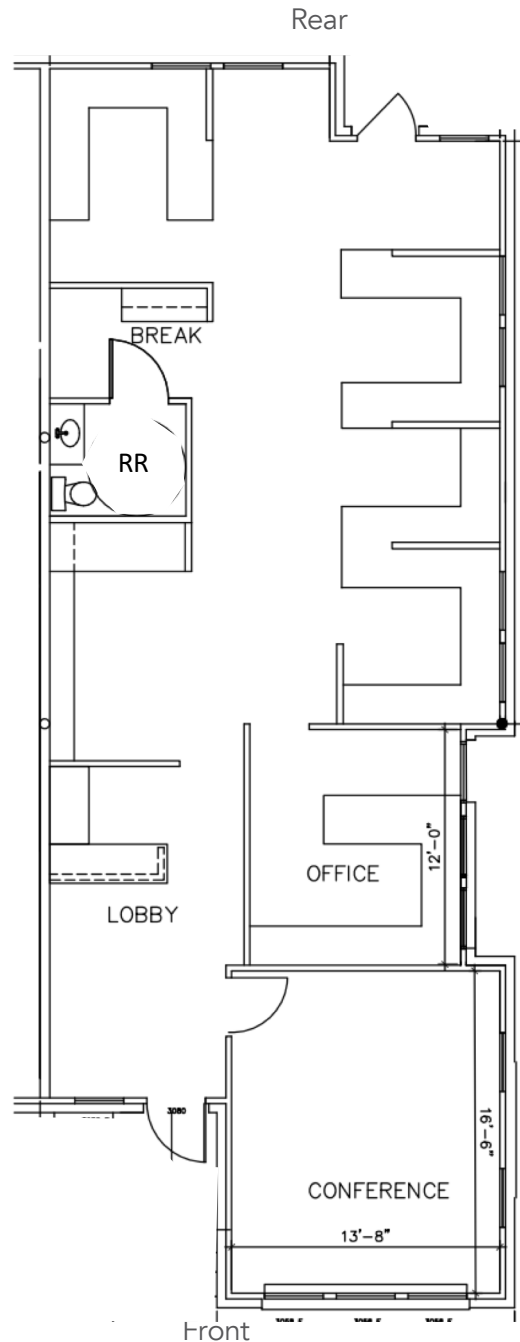
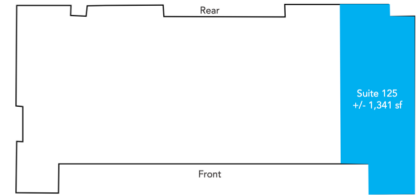
Property Features

Convenient, high-quality office space available, located at the southwest corner of Canyon Creek Drive and Lowes Blvd., in growing South Temple. Located in close proximity to Temple's premier healthcare, education and retail services.

Building Size:	7,176 Square Feet
Year Built:	2006
Building Location:	Southwest corner of Canyon Creek Drive @ Lowes Blvd., Temple, Texas
Available Space:	Suite 125: +/- 1,341 rsf
Lease Type / Rent:	NNN lease. Contact broker for a quoted rate: rob@rkmarshall.com
Utilities:	Tenant contracts directly for: electric, water, internet, gas Landlord provides: common area maintenance, utilities and trash services.
Building Type:	Office
Parking:	7 spaces, calculated at 5.2 spaces per 1,000 rentable square feet
Notes:	- Professional office setting with excellent signage and exposure - Near major institutions: Baylor Scott & White Memorial Hospital, VA Hospital, Canyon Creek Hospital, Everest Rehab Hospital, Temple College - Convenient location, near S. 31st Street, S. 5th Street, and Loop 363 - Suite 125: Creative interior finish with built in desks & work stations. End cap space with excellent natural light
Nearby Restaurants:	Panera, Chick-fil-A, Schlotzsky's, Raising Canes, Rosa's, Jason's Deli, Buffalo Wild Wings, Freebird's, Wing Stop, Dairy Queen, Wendy's, Bush's, Jersey Mikes, Subway

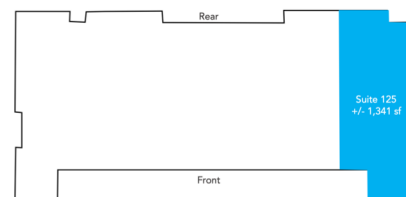
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Suite 125
Floorplan
+/- 1,341 sf

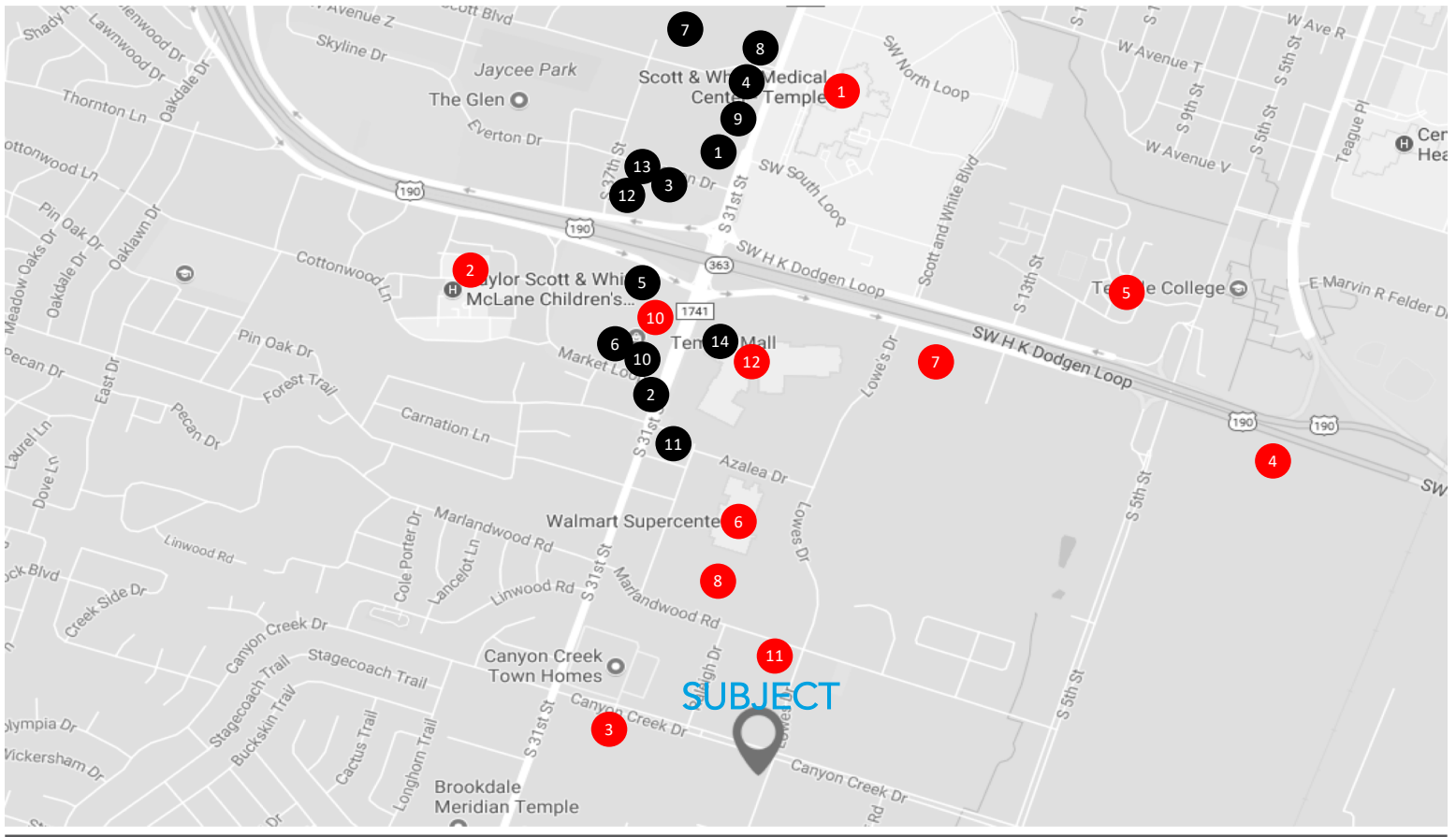


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Suite 125 Interior Images



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Nearby Restaurants

1. Panera
2. Chick Fil A
3. Scholtzsky's
4. Raisin Cane's
5. Starbucks
6. Jason's Deli
7. Rosa's
8. Buffalo Wild Wings
9. Freebirds
10. Wing Stop
11. Dairy Queen
12. Wendy's
13. Megg's Cafe
14. Cotton Patch Cafe

Points of Interest

1. Baylor Scott & White Memorial
2. Baylor Scott & White Children's
3. Canyon Creek Hospital
4. Everest Hospital
5. Temple College
6. Walmart
7. Lowes
9. Sam's Club
10. HEB
11. Academy Sports
12. Temple Mall

Drive Times

S. 31 st Street	1 Minute
Loop 363:	3 Minutes
IH 35:	9 Minutes
Belton	12 Minutes
Killeen	31 Minutes
Downtown Temple	8 Minutes
Austin:	1 Hour
Waco	40 Minutes

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



Information on available at www.trec.texas.gov
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