

FOR LEASE

TUSCANY PARK



3450 Dowlen Road · Ste B & C Beaumont, Texas 77706

Premier Prime Office Development on Dowlen Road



Base Rent: \$23.50

PSF / YEAR + NNN

NNN est. \$6.34 PSF / year

Now open – Beaumont Bone & Joint Institute
Now open – Eye Centers of SE Texas
(2) Remaining Suites Available

AVAILABLE NOW

Suite B — ±4,523 SF (1st floor)

Suite C — ±2,450 SF (2nd floor)

*dedicated elevator for Suite C

Combined — ±6,973 SF

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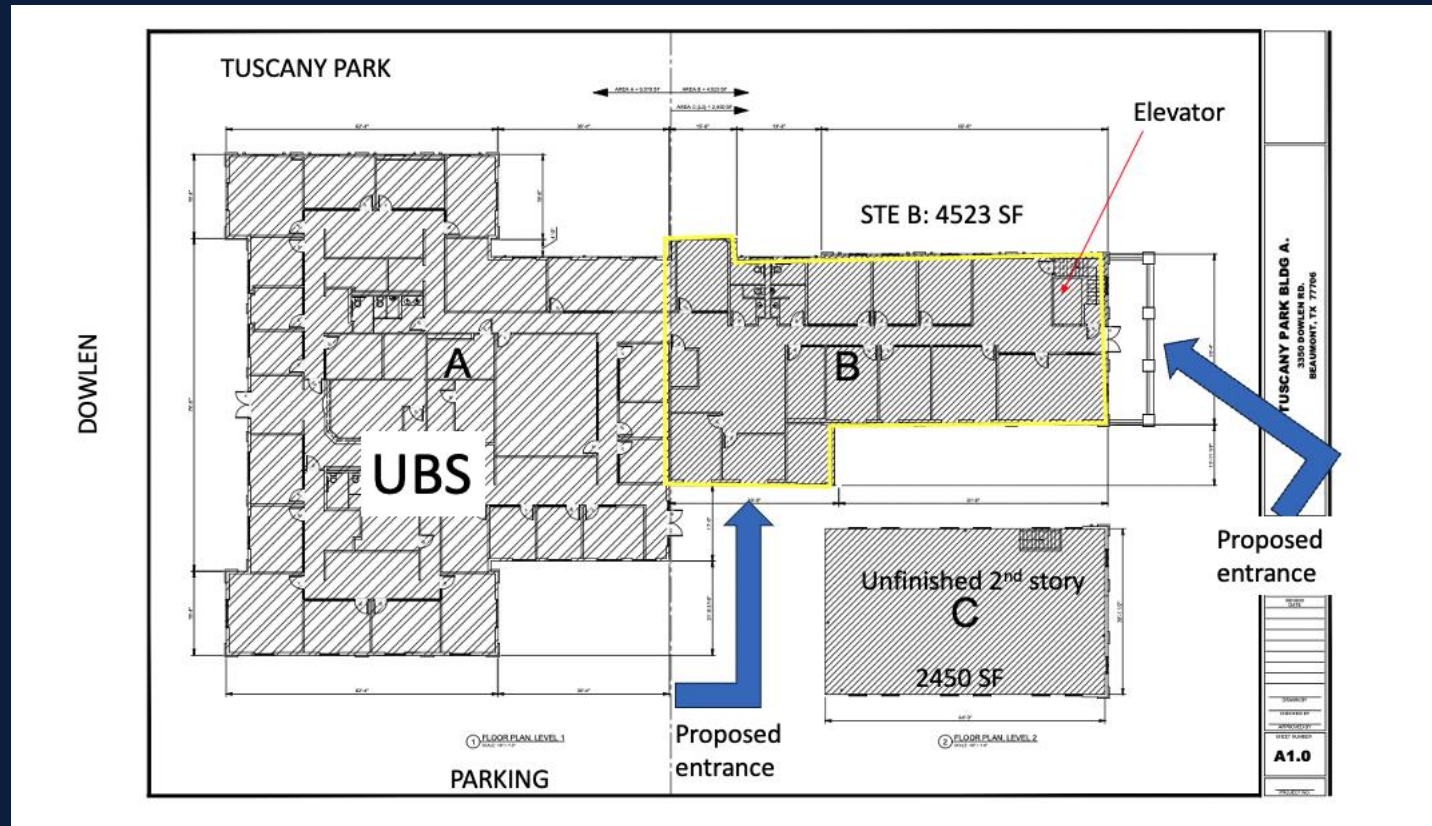
COLDWELL BANKER COMMERCIAL

ARNOLD AND ASSOCIATES

AVAILABLE SPACE — SUITES B & C



Tuscany Park 3450 Dowlen Road · schematic - not to scale



SUITE B

±4,523 SF · ground floor
Finished office layout

SUITE C

±2,450 SF · second floor
Unfinished — build to suit

COMBINED

±6,973 SF total available
Lease together or separately

Schematic only. Square footages are approximate and should be independently confirmed

SURROUNDING BUSINESSES



Established medical, financial and dining tenants along the Dowlen Road frontage



BEAUMONT BONE & JOINT INSTITUTE
3460 Dowlen Rd — adjacent to the property



UBS FINANCIAL SERVICES
3450A Dowlen Rd — Tuscany Park



EYE CENTERS OF SOUTHEAST TEXAS
3350 Dowlen Rd — ±0.1 mile



KOI JAPANESE SUSHI BAR & LOUNGE
3350 Dowlen Rd — ±0.1 mile

LANDSCAPED COURTYARD

Shaded, walkable common area at the center of Tuscany Park



Unique architecture, brick-paved walkways, mature trees and maintained landscaping connect the buildings, parking areas throughout the complex — a professional setting for client-facing tenants.

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SURROUNDING BUSINESSES

Dining, retail, grocery and fitness within the Dowlen Road corridor

DINING & RESTAURANTS

Koi Japanese Sushi Bar	0.1 mi
Bruno's Italian Kitchen	0.2 mi
Novrozsky's	0.3 mi
Sertinos Coffee (H-E-B)	0.4 mi
Madison's	0.4 mi
Elsa's Greek Grill	0.6 mi
Raising Cane's	0.7 mi
Slice Spot Pizza	0.7 mi
Twisted Egg Shack	0.8 mi
Rock'n Crab	0.8 mi
Beaumont Food District	0.9 mi

GROCERY & PHARMACY

Walgreens	0.2 mi
Kroger	0.4 mi
H-E-B plus!	0.4 mi
Dollar General	0.6 mi

RETAIL & SHOPPING CENTERS

Dowlen Towne Center	0.4 mi
Shops at Dowlen	0.4 mi
Ross Dress for Less	0.5 mi
Popshelf	0.5 mi
Parkdale Place	0.6 mi
Kohl's	0.7 mi
S&M Family Outlet	0.7 mi
Walmart Supercenter	0.8 mi
Parkdale Plaza	0.8 mi
Parkdale Mall	1.0 mi

FITNESS & WELLNESS

WHY GYM	0.7 mi
Crunch Fitness	0.9 mi
Exygon Health & Fitness Club	2.3 mi

Distances are approximate.

AERIAL VIEW

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SURROUNDING BUSINESSES

Financial and medical corridor

FINANCIAL & PROFESSIONAL

UBS Financial Services	on site
First Financial Bank	0.1 mi
Woodforest National Bank	0.2 mi
Capital Title — Beaumont	0.2 mi
The UPS Store	0.2 mi
5Point Credit Union	0.4 mi

MEDICAL & HEALTHCARE

Beaumont Bone & Joint Inst.	adjacent
Eye Centers of SE Texas	Adjacent
Medical Center of SE Texas	0.1 mi
CHRISTUS Trinity Clinic	0.1 mi
AFC Urgent Care	0.2 mi
Eastex Urgent Care	0.7 mi

LOCATION & ACCESS

Dowlen Road Beaumont's primary
north–south retail and services corridor
±1 mile south of Parkdale Mall

Direct access to U.S. 69 / 96 / 287
(Eastex Freeway)
Medical Center of SE Texas campus adjacent

CORRIDOR PROFILE

Established professional office tenancy
UBS, Bone & Joint and Eye Centers on site
Four banks / credit unions within 0.5 mile

H-E-B plus!, Kroger, Walmart Supercenter
and Walgreens all within ±0.5 mile
Dense national retail and dining node



Information About Brokerage Services

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

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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