



Suite 105: +/-988 sf
Suite 125: +/-1341 sf

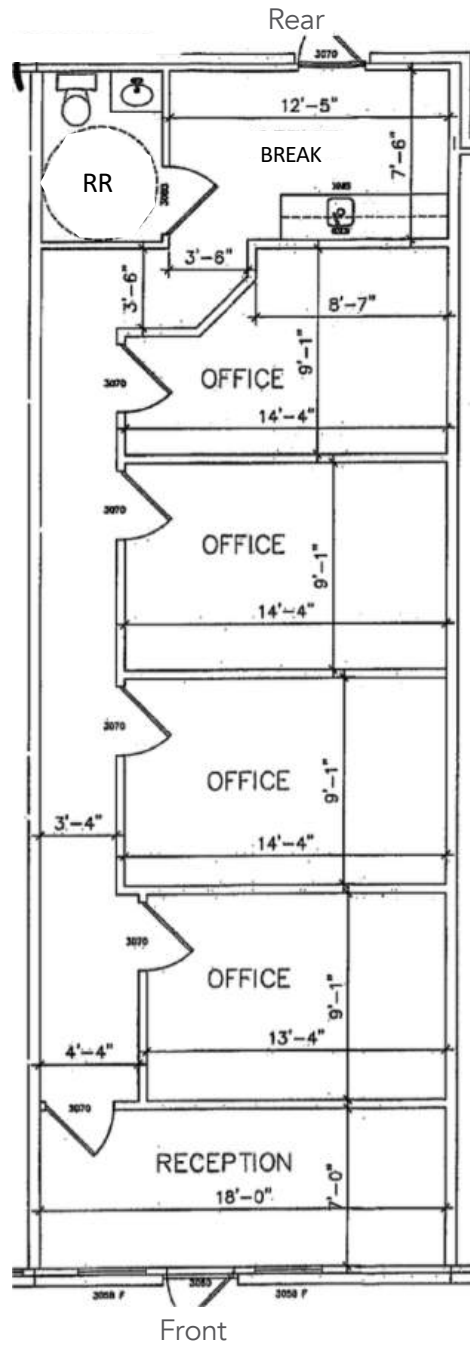
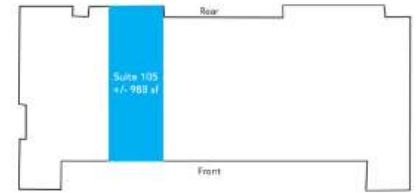
Property Features

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 105: +/-988 rsf 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:	5 spaces, calculated at 5.2 spaces per 1,000 rentable square feet
Notes:	<ul style="list-style-type: none">• 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

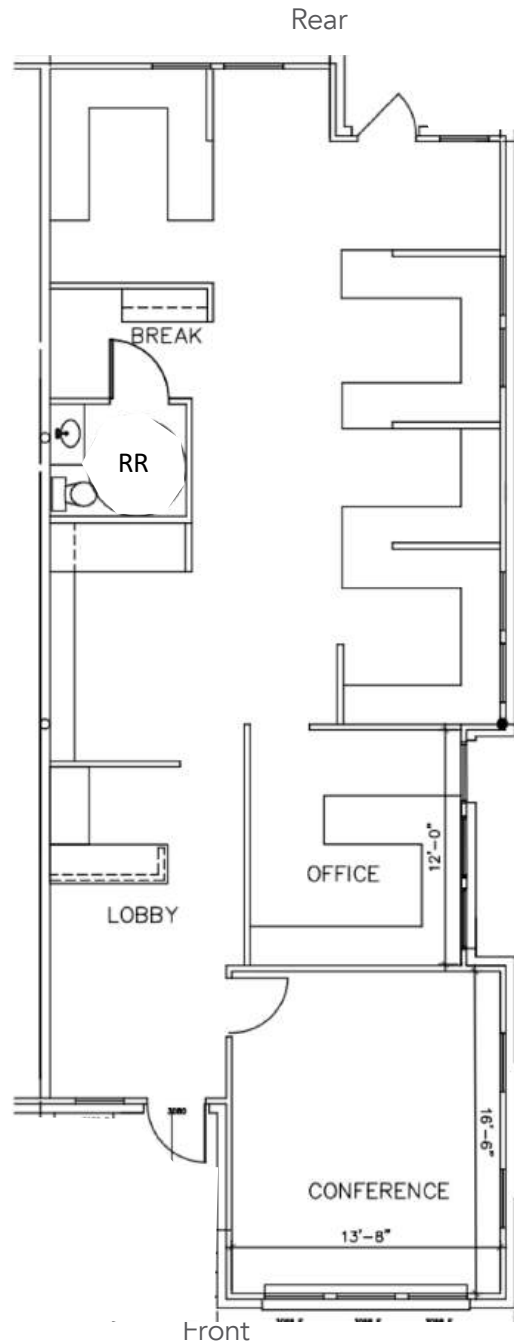
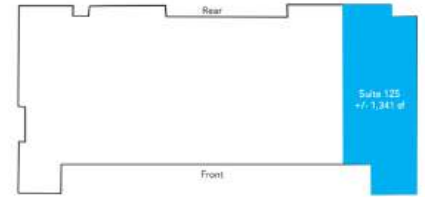
Rob Marshall
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Suite 105
Floorplan
+/- 988 sf

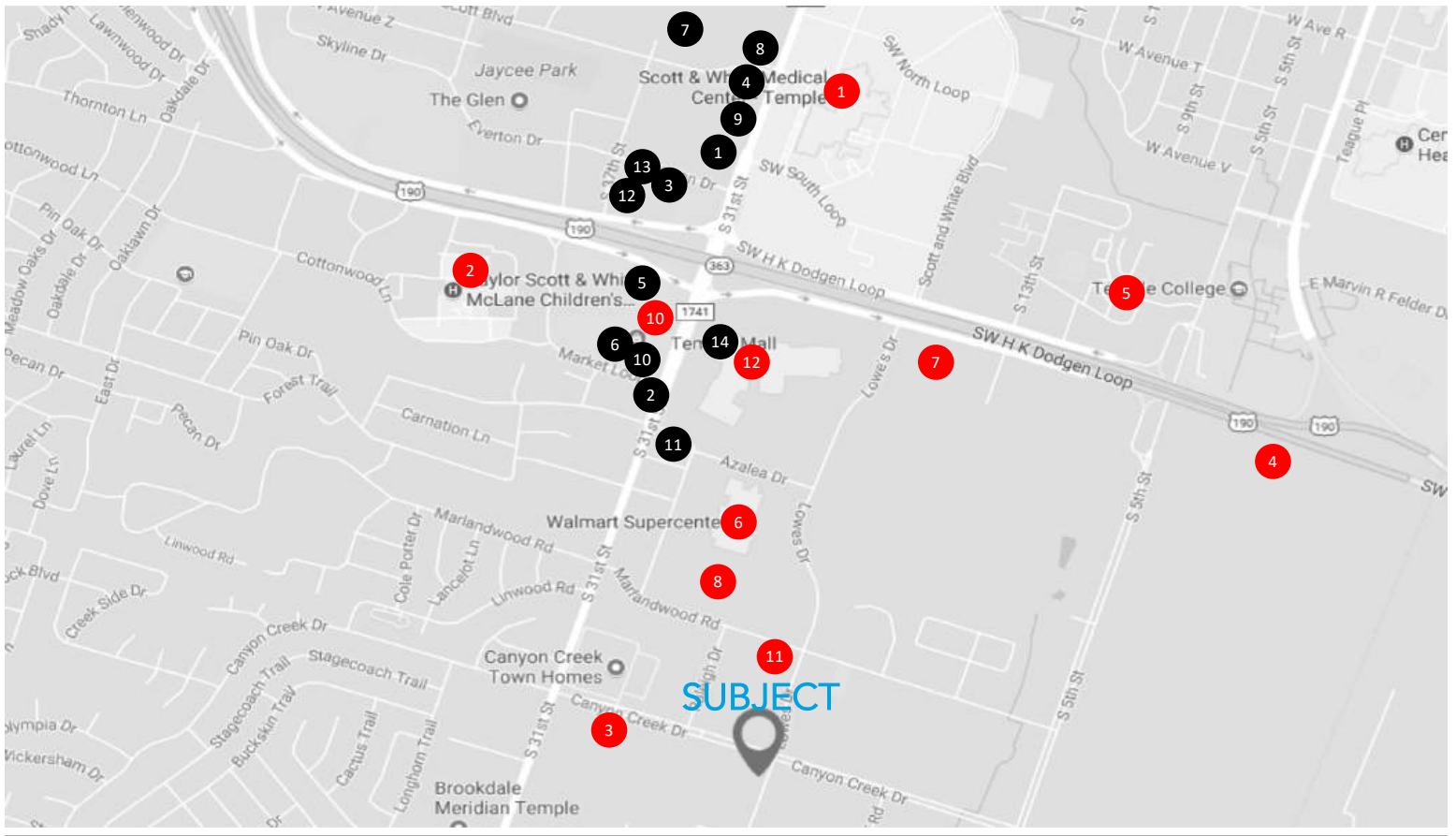


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Suite 125
Floorplan
+/- 1,341 sf



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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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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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

R K Marshall Group, L.C.	9001684	rob@rkmarshall.com	254.831.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rob Marshall	514315	rob@rkmarshall.com	254.831.9000
Designated Broker of Firm	License No.	Email	Phone
			254.831.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			254.831.9000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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