

FOR LEASE
717 FRANKLIN AVENUE



OFFICE SPACE FOR LEASE
SUITE 200--5,864 SQUARE FEET

FOR LEASING INFORMATION
CALL 754-4834

or email

mgtoffice1@sbcglobal.net

SUITE 200

- SUITE 200 INCLUDES APPROXIMATELY 5,864 SQFT
- LEASE RATE: \$6,450.00 / SECURITY DEPOSIT: \$6,450.00
- MINIMUM LEASE TERM: 5 YEARS
- TENANT PAYS ELECTRICITY TO LEASE SPACE
- VERSATILE FLOOR PLANS
- FULLY HANDICAP ACCESIBLE
- GREAT VISIBILITY ON FRANKLIN AVENUE
- EXCELLENT PARKING IN THE BUILDING'S PRIVATE LOT BEHIND THE BUILDING (FROM 5 AM TO 5 PM MON-FRI)
- EXTERIOR SIGNAGE CAN BE INSTALLED TO IDENTIFY NEW TENANT
- HIGH SPEED INTERNET AND CABLE ACCESS
- LOBBY/RESTROOMS ARE "COMMON AREA" TO THE BUILDING AND FULLY AVAILABLE TO THE TENANT AS PART OF THE LEASE AGREEMENT AND INCLUDED IN THE LEASE RATE
- CONVENIENT TO THE MCLENNAN COUNTY COURTHOUSE, HIPPODROME, RECORDS BUILDING, WACO CITY HALL, FEDERAL BUILDING, WACO CONVENTION CENTER, RESTAURANTS
- FLOOR PLAN ATTACHED
- BROKER PARTICIPATION WELCOME

**FOR LEASING INFORMATION
PLEASE CONTACT
THE MANAGEMENT OFFICE
254-754-4834**

Email: mgtoffice1@sbcglobal.net

