

ONE KILLEEN CENTER

1711 E. CENTRAL TEXAS EXPRESSWAY, KILLEEN, TX 76541

Space	Available Sq. Ft.
Suite 100-A	276 SF
Suite 103	1,710 SF
Suite 201-A	1,888 SF
Suite 201-F	458 SF
Suite 206	2,117 SF
Suite 300-F	163 SF
Suite 300-I	203 SF
Suite 310	1,089 SF



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MICHAEL BOYD | 254.319.7744 | michael@ind-re.com
ERIK W. RAY | 254.239.9299 | erik@ind-re.com

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Established along **Interstate 14**, One Killeen Center is the area's premier professional office building. With its central Killeen location and great access, this popular 3-story structure features an impressive atrium garden, 2 glass elevators, executive suites, dedicated tenant signage and free parking. Office space ranges from 120 SF to 10,000 SF of contiguous space. Currently home to two television network affiliates, a title company and a community bank, One Killeen Center reflects a high caliber tenant base.

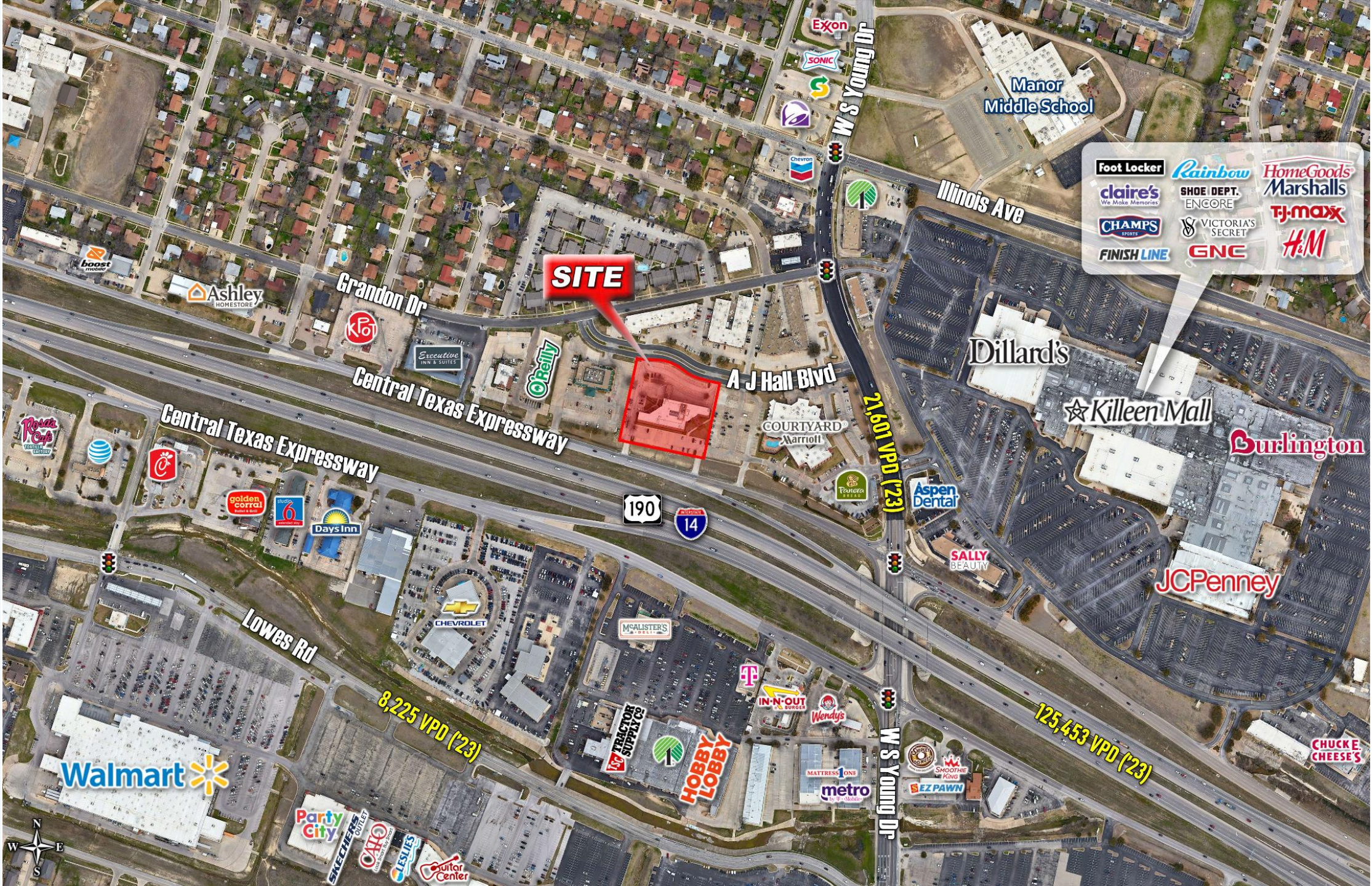
One Killen Center neighbors Courtyard Marriot, Panera Bread and a buffet-style restaurant. Being situated within a high-growth regional retail corridor, there is close access to Killeen Mall, Wal-Mart Supercenter, Office Max, Starbucks and a myriad of restaurants. Under **new ownership**, the building is experiencing \$1 million in improvements. One Killeen Center strives to attract an eclectic mix of professionals from government to finance, real estate to engineering, medical to legal.



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SITE

- Foot Locker
- Rainbow
- HomeGoods
- Marshall's
- claire's
- SHOE DEPT. ENCORE
- TJ-maxx
- CHAMPS SPORTS
- VICTORIA'S SECRET
- H&M
- FINISH LINE
- GNC



Walmart

HOBBY LOBBY

JCPenney

Dillard's

Killeen Mall

Burlington

Grandon Dr

Central Texas Expressway

A J Hall Blvd

Illinois Ave

Lowes Rd

W S Young Dr

21,601 VPD (23)

8,225 VPD (23)

125,453 VPD (23)

W S Young Dr

190

14

boost mobile

Ashley HOMESTORE

KFO

Executive INN & SUITES

O'Reilly

COURTYARD Marriott

Panera BREAD

Aspen Dental

SALLY BEAUTY

Rock Cafe

AT&T

Chick-fil-A

golden corral

6

Days Inn

CHEVROLET

MCALISTER'S

TRACTOR SUPPLY CO

T

IN-N-OUT

Wendy's

MATTRESS ONE

metro

SMOOTHIE KING

EZ PAWN

CHUCK E. CHEESE'S

Party City

SKECHERS

CAO

ESTER

Guitar Center

Exxon

SONIC

S

Chevron

Manor Middle School

Foot Locker

Rainbow

HomeGoods

claire's

SHOE DEPT. ENCORE

Marshall's

CHAMPS SPORTS

VICTORIA'S SECRET

TJ-maxx

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golden corral

6

Days Inn

CHEVROLET

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Marshall's

CHAMPS SPORTS

VICTORIA'S SECRET

TJ-maxx

FINISH LINE

GNC

H&M

Fort Cavazos
50,000 Soldiers
& Employees

SITE

190 14

CENTRAL TEXAS COLLEGE
10,173 Students

93,390 VPD (23)

VISTA
CitiTRENDS
Con's
DOLLAR TREE
UPS

BIG LOTS
FAMILY DOLLAR
AMERICAN HOME
TOOLS
Party Supplies

JCPenney
Dillard's
HomeGoods
Marshalls
tj-max
Durlington

BEST BUY
REGAL
ROSS
dds
STAPLES

CINEMARK
BARNES & NOBLE
ROSS
petco
KIRKLAND'S
TARGET
FIVE BELOW
PLACE
LANE BRYANT
HEB
MATTRESS FIRM
ULTA
SALLY BEAUTY

Advent Health

Walmart

Shoemaker High School

Walmart

190 14

195 TEXAS

TRU-FIT
URBAN AIR
FAMILY DOLLAR
Advantage
Auto Parts

HEB plus!

LOWE'S
KOHLS
CAPO
HOBBY LOBBY
OfficeMax

Academy
PETS MART
ALDI
SPECS
Advantage
Auto Parts

Walmart
Neighborhood Market

190

Skylark Field Airport

Stonetree Golf Course

Seton
sam's club

Walmart

Summit Soccer Complex

Harker Heights Event Center

Walmart
Neighborhood Market

Harker Heights High School

KILLEEN GRK REGIONAL AIRPORT

201 TEXAS

Clear Creek Rd

201 TEXAS

TEXAS A&M
CENTRAL TEXAS
2,400 Students

195 TEXAS

KISD Career Center

Stagecoach Rd

Walmart
Neighborhood Market

Lions Club Park

Stan Schmeuter Loop

W S Young Dr

203.3 VPD (23)

225.45 VPD (23)

125.453 VPD (23)

34.976 VPD (23)

92.493 VPD (23)

Stagecoach Rd

Knights Way

Verm Lee Blvd

Westcliff Rd

Rancier Ave

Roy Reynolds Rd

38th St

BUS 190

14

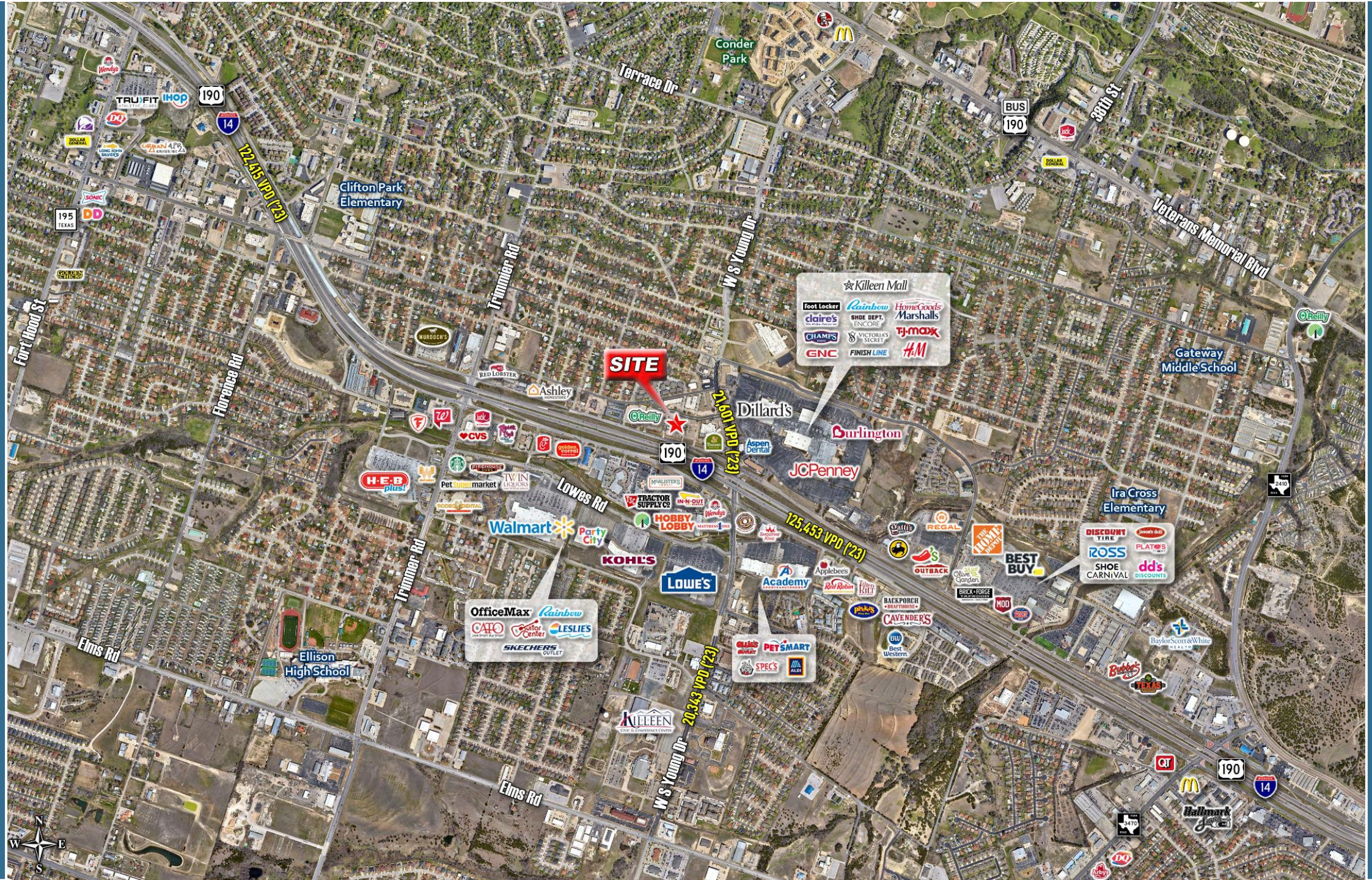
190

190

14

190





SITE

★ Killeen Mall
Foot Locker
Rainbow
HomeGoods
Claire's
SHOE DEPT.
ENCORE
Marshalls
CHAMPS
VICTORIA'S
SECRET
TJ-max
GNC
FINISH LINE
H&M

OfficeMax
Rainbow
CFO
Center
LESLIES
SKECHERS
OUTLET

DISCOUNT
TIRE
PLATO'S
ROSS
SHOE
CARNIVAL
dds
DISCOUNTS

190

14

122,415 VPD (23)

190

14

125,453 VPD (23)

20,343 VPD (23)

BUS
190

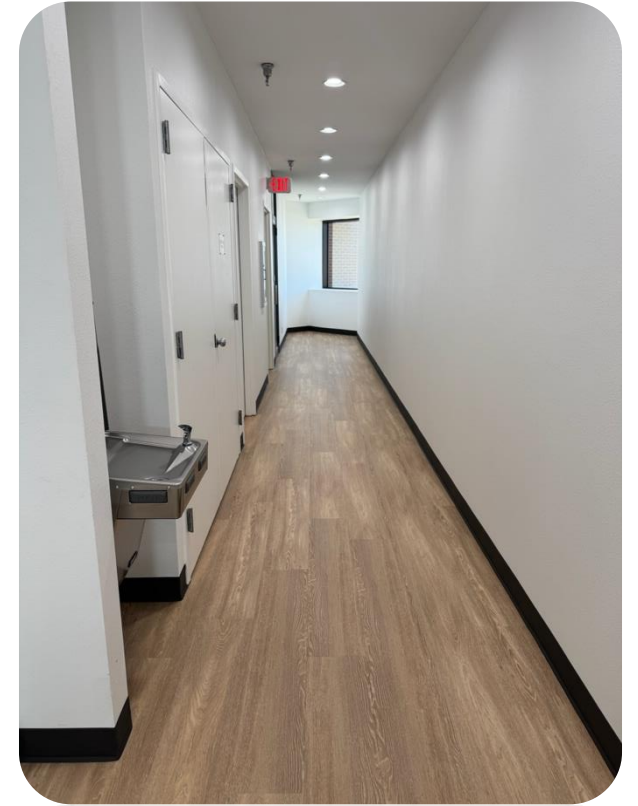
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14



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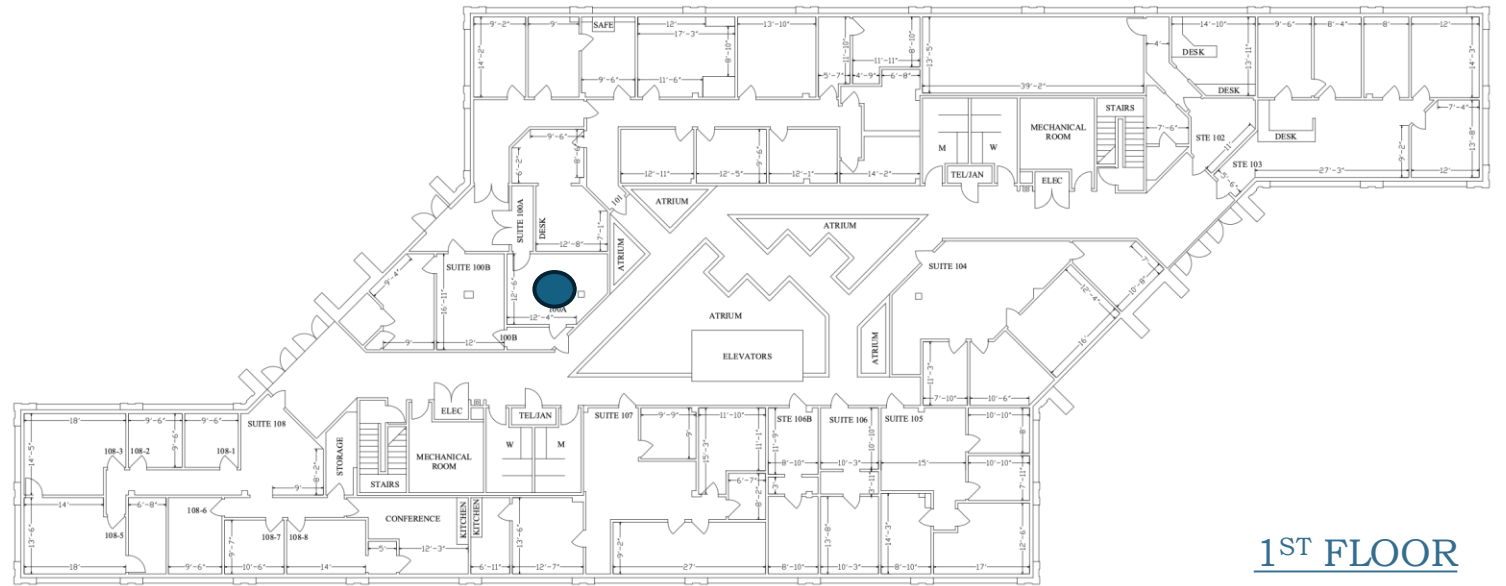
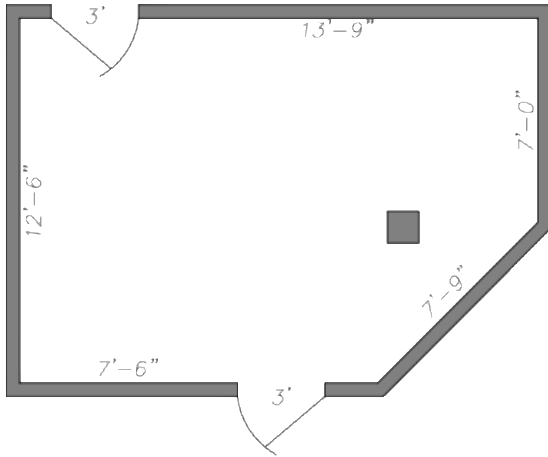


AVAILABLE SPACE FOR LEASE

ONE KILLEEN CENTER

1711 E. CENTRAL TEXAS EXPRESSWAY, KILLEEN, TX 76541

SUITE 100-A 276 SF



1ST FLOOR



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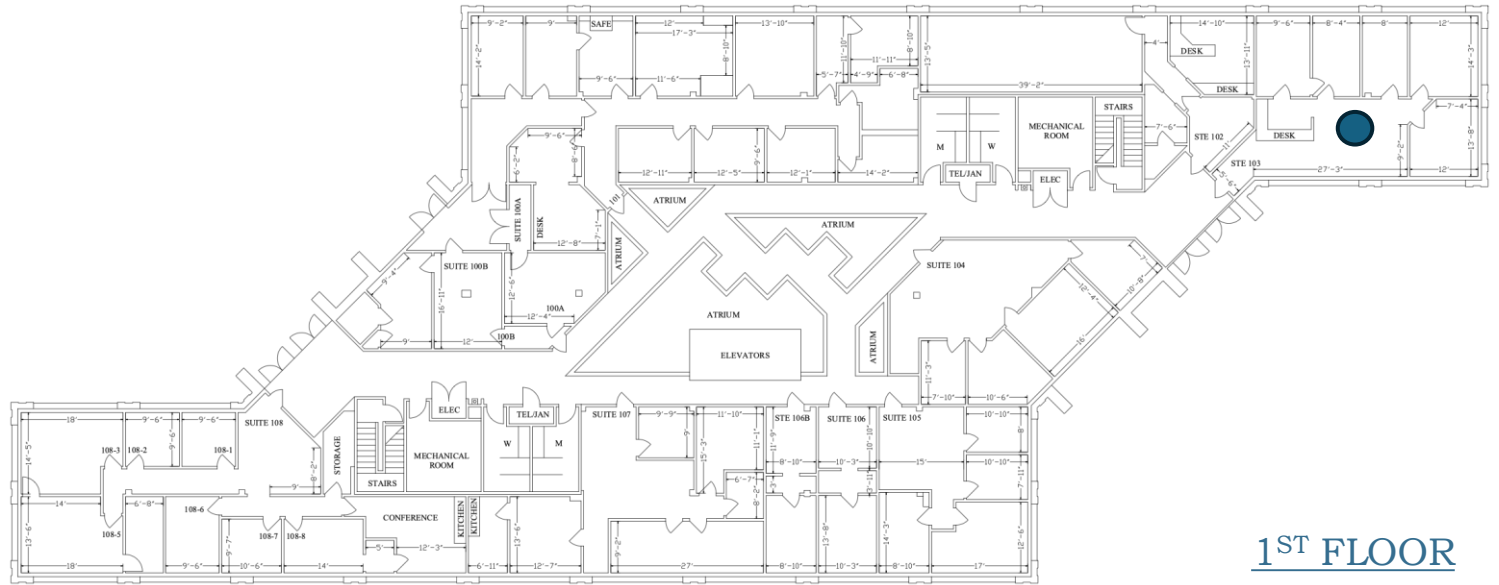
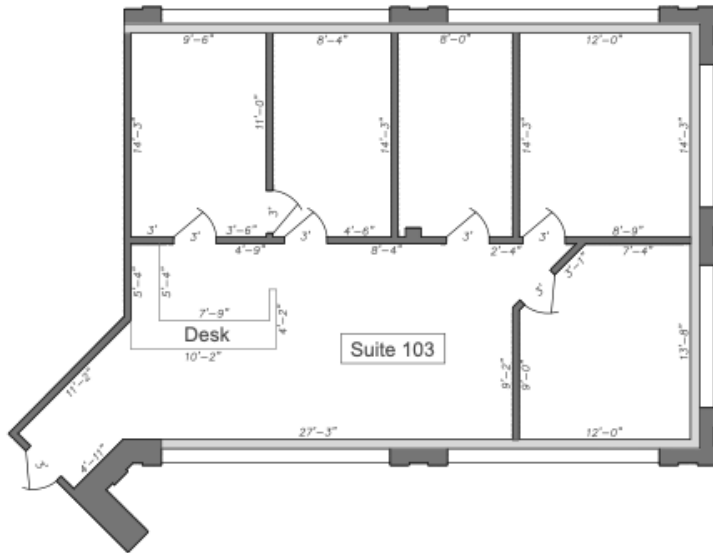
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SUITE 103 1,710 SF



1ST FLOOR



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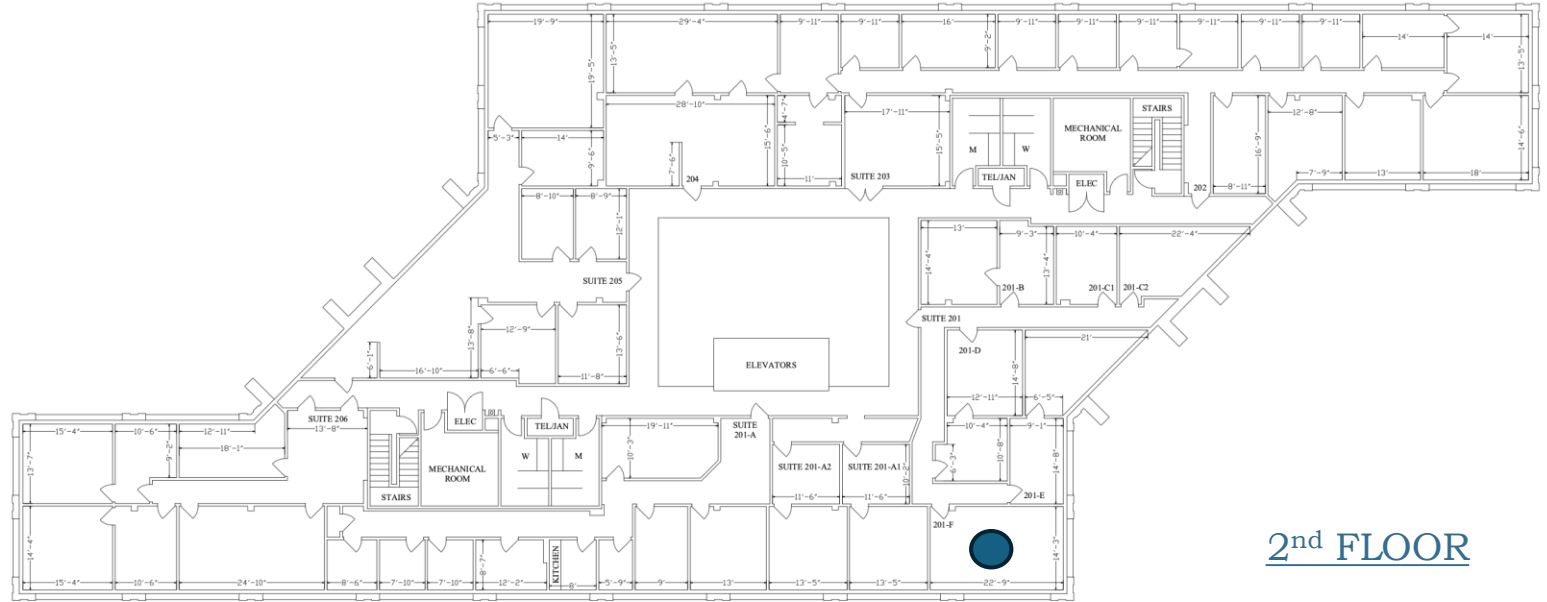
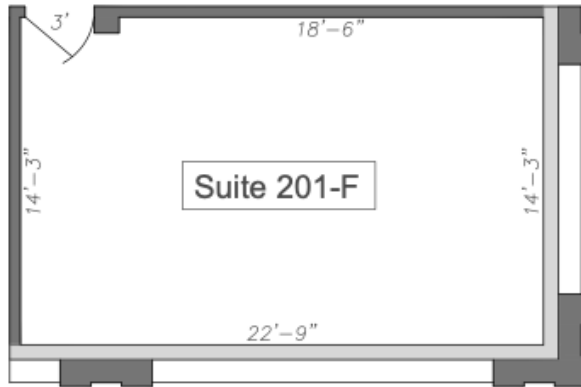
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SUITE 201-F 458 SF



2nd FLOOR



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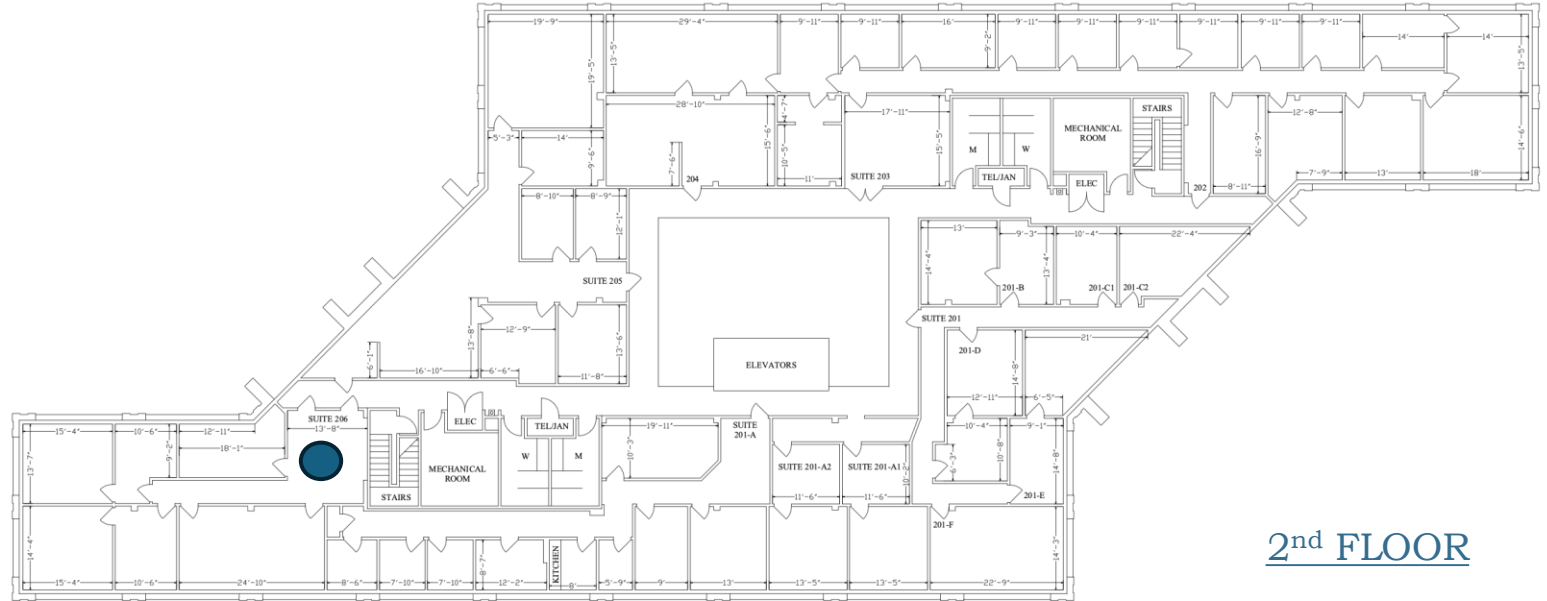
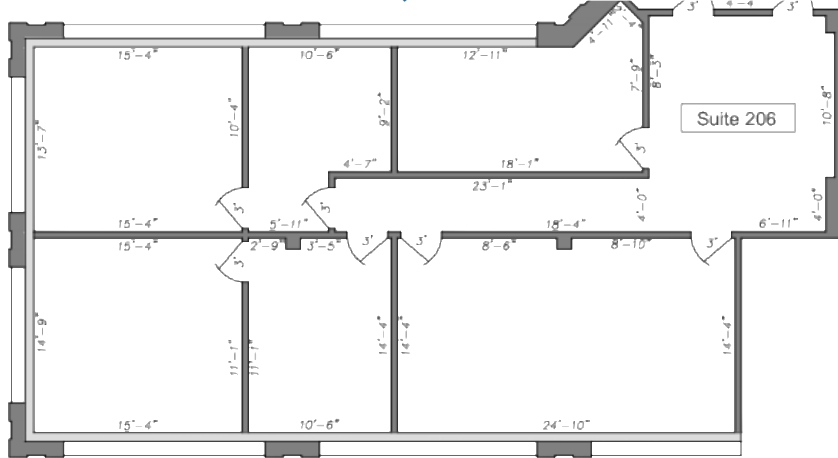
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SUITE 206 2,117 SF



2nd FLOOR



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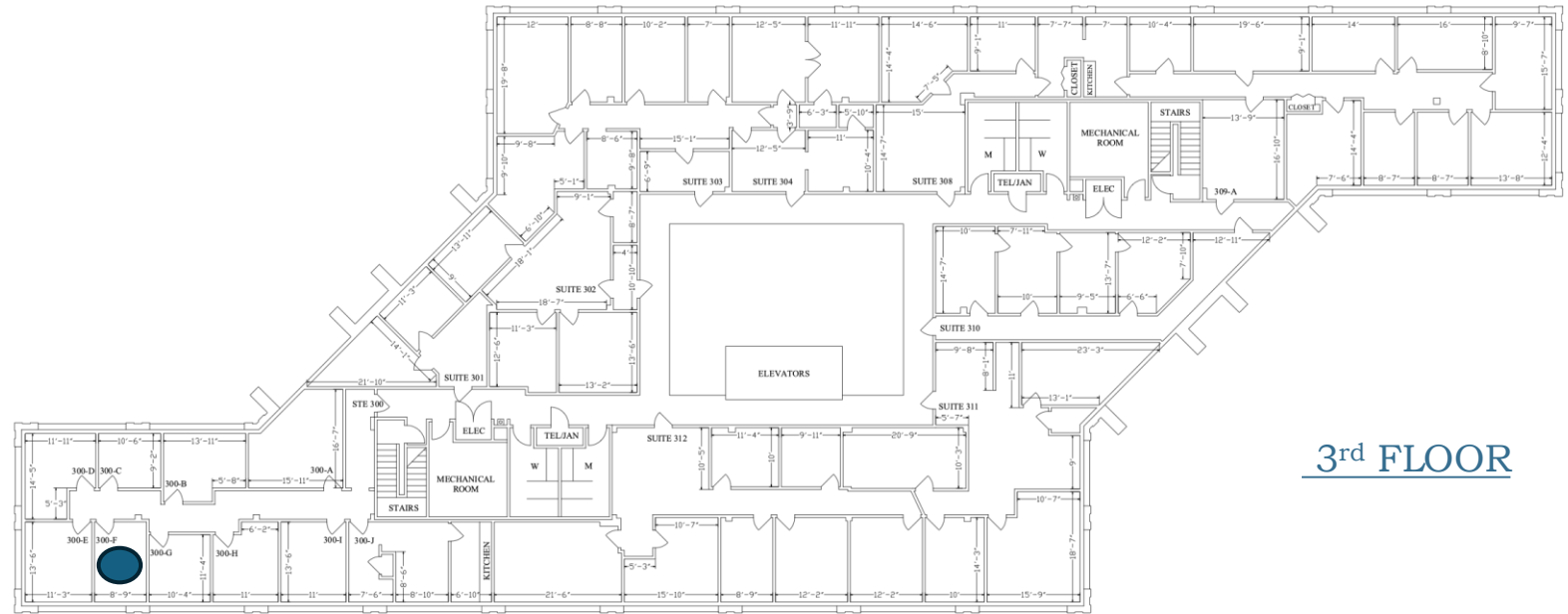
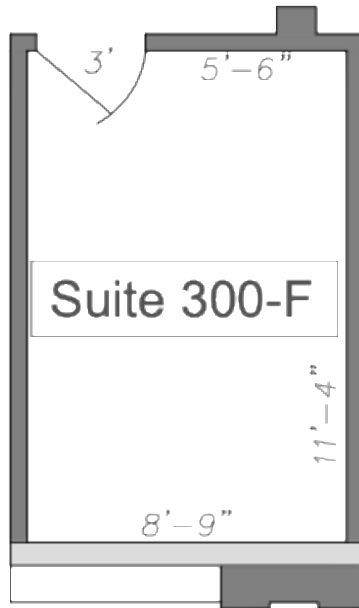
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SUITE 300-F 163 SF



3rd FLOOR



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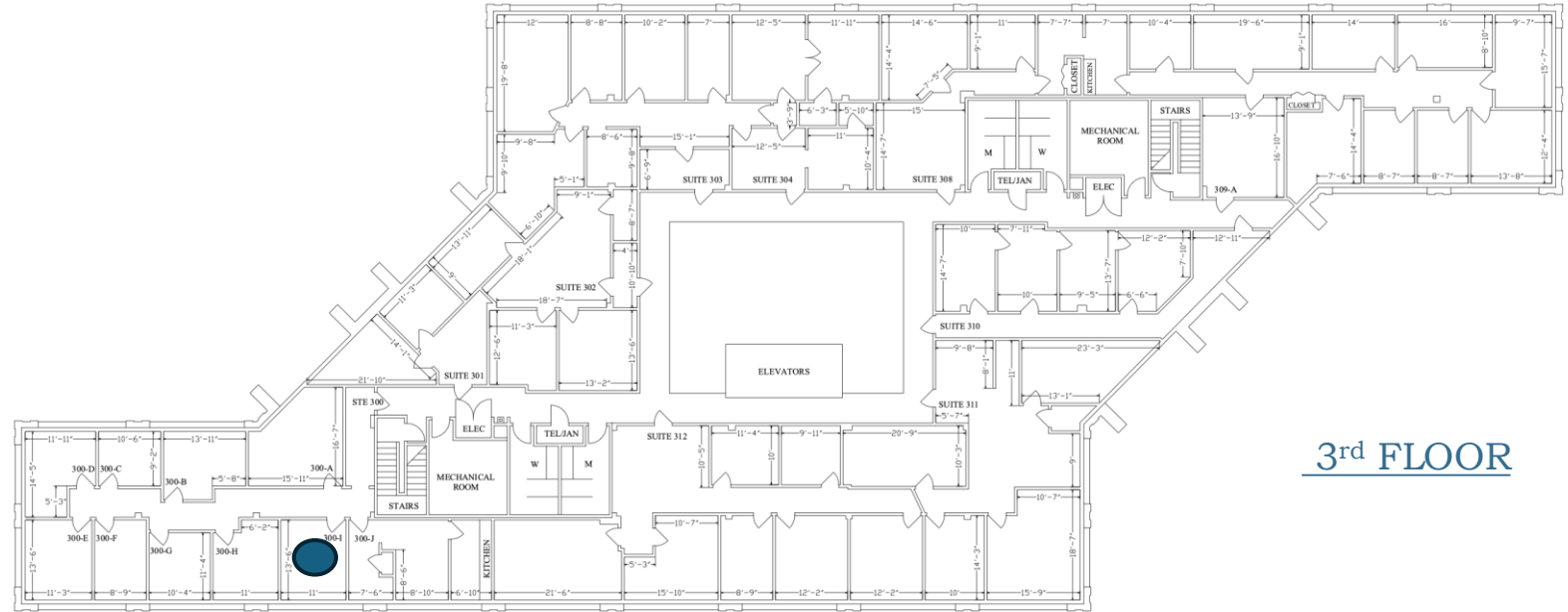
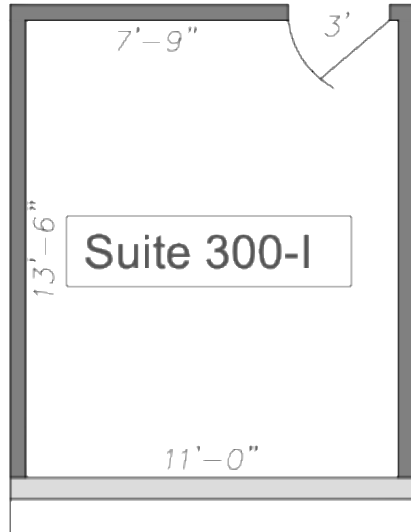
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SUITE 300-I 203 SF



3rd FLOOR



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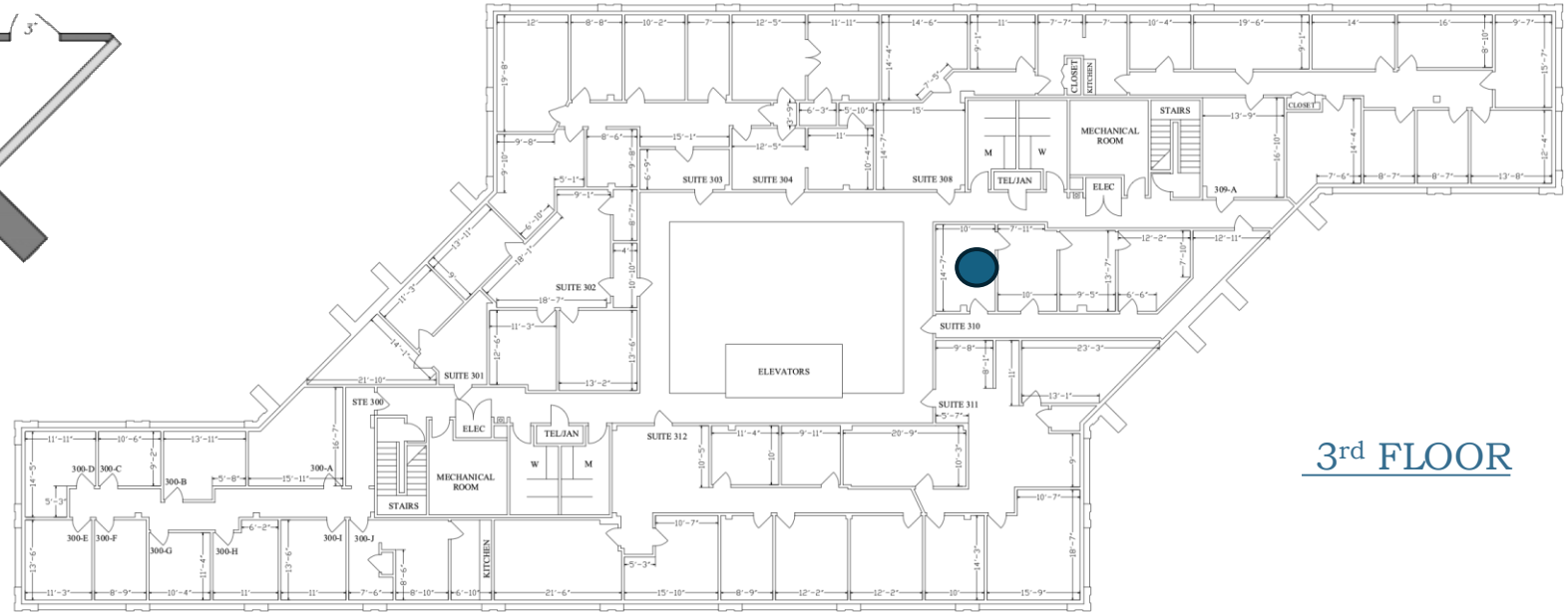
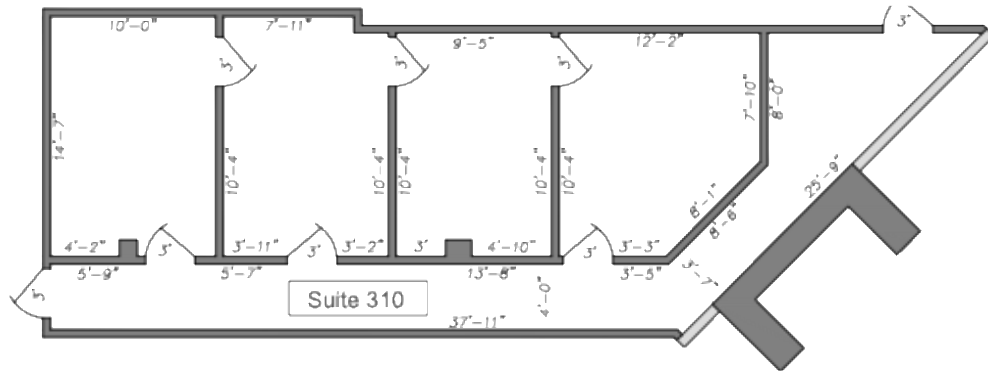
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SUITE 310 1,088 SF



3rd FLOOR



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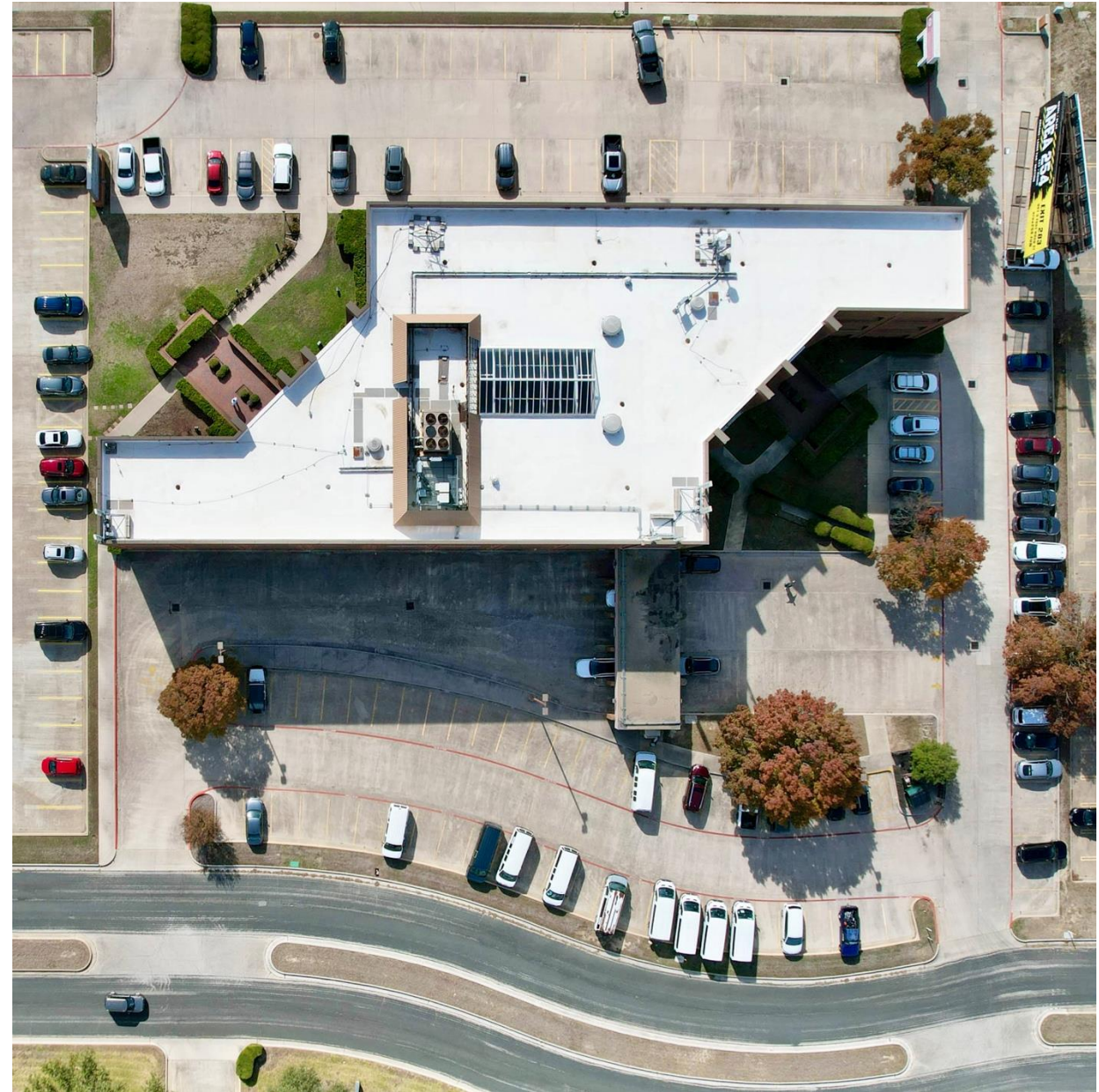
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