

**Information Brochure For
Office Building
Sun Set Center
3160 Lee Trevino Dr., Suite 110B**



For Additional Information:

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EpTex



Location:	3160 Lee Trevino Dr., Suite 110-B Northeast section of Lee Trevino Dr. at Pebble Hills Dr.
Space Available:	1,800 Square feet
Zoning:	C-1 (Commercial)
Base Rent:	\$9.00 p.s.f./annum \$1,350.00/month
Taxes & Insurance (estimate)	\$3.90 p.s.f./annum (2019 estimate) \$585.00/month
Tenant Allowance:	Yes, to be amortized over the life of the Lease at 11% interest, subject to Landlord's approval of Tenant's financial statements
Base Term:	Three (3) years minimum
Comments:	

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