

EXCLUSIVE OFFERING

The Voltin Executive Office Suites

1 East Central / 1 South Main
Temple, Bell County, TX

Jeremy Jirasek, ALC
David Jirasek, ALC, CCIM

Jirasek Realty

Property Overview

A quiet, professional office building positioned for efficiency and convenience.

PROPERTY HIGHLIGHTS

Building area	7,518 SF (Bell CAD)
Lot size	30' x 110'
Year built / renovated	UNK / 2026
Current use	Executive Suites
Parking	Street/Surface/Garage



Features & Amenities



SHARED CONFERENCE ROOM

Large Conference Table & 100" TV



BUILDING SYSTEMS

Recently Updated Windows & HVAC System



PARKING & SECURITY

Key Code Access & Abundant Public Parking



BUILDING AMENITIES

Recently Updated Break Rooms & Restrooms

Executive Summary

Property Description: 7,518 Sq Ft. (Source: Bell CAD) 2-Story Executive Suite Office Building.

Location: At the intersection of Main Street and Central Avenue in Downtown Temple's Square.

Exterior: Mix of Stucco and Brick with Large Windows.

Interior: Carpet floor and abundant lighting. The building is served by and elevator and has break rooms and restrooms on both floors and a large shared conference room on the ground floor.

Parking: Street parking along Main Street and Central Avenue. Located directly adjacent to the Courtyard on Main Parking Lot. One block from the 1st Street Parking Garage and two blocks from the 4th Street Parking Garage. All parking is currently free.

Utilities: Spectrum Internet.

Zoning: Central Area (CA).

Building Tenants: Come and Join: JC Metal Roofing, Nimbus Insurance & Financial, 2P Consultants Civil Engineering, Masin Law, Yvonne Johnson Insurance, Three Points Wholesale, Thomas Cooper CPA, Schulte Roofing, Balconies Care Solutions.

Lease Rate: Varies by unit.

Expenses: Landlord pays water, sewer, trash, electric, and internet.

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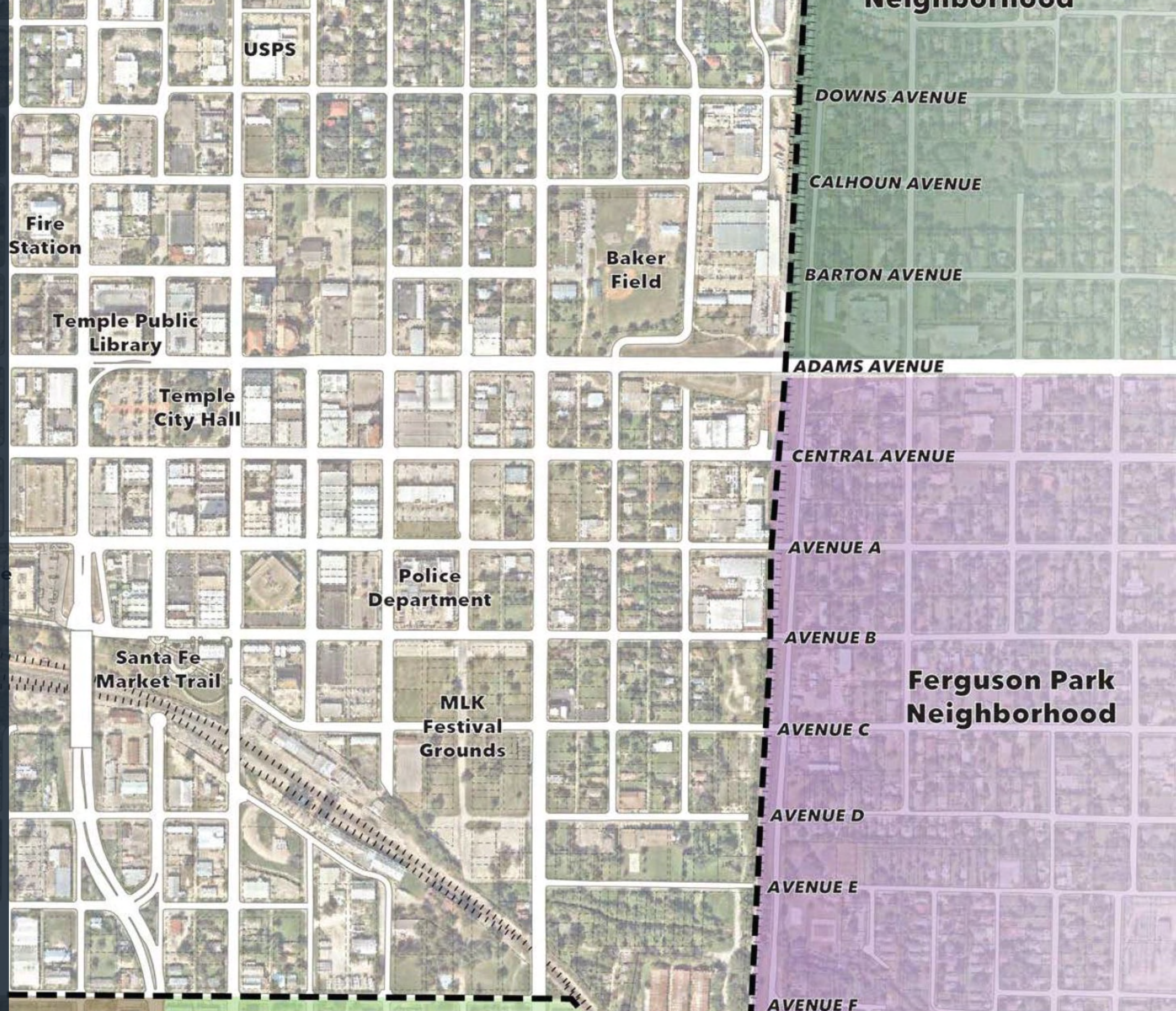


LOCATION & ACCESS

Connected to what matters.

Strategic Location at the Intersection of Central Avenue & Main Street in Downtown Temple's CBD.

- WALKABLE DOWNTOWN SETTING
- SHORT TRIP TO IH-35 & US-190
- TWO NEW PARKING GARAGES
- CONTIGUOUS TO PUBLIC PARKING
- REGIONAL AIRPORT (TPL)
- ADJACENT TO CITY HALL



Market Area

A Diversified Economic Base supports a High-Value Market for Corporate Operations.

01

TECHNOLOGY

Acer, Meta, Rowan & PDI Software.

02

MANUFACTURING

Reynolds Consumer Products, Wilsonart, Artcobell & Texas Hydraulics.

03

HEALTHCARE

Baylor Scott & White, McLane's Children's Hospital, Ascension & QuVa Pharma.

04

LOGISTICS

BNSF, McLane, Performance Food Group, HEB & Walmart Distribution Centers

2.5 Hours from 28 Million People.

1 E. Central Available Suites

THE VOLTIN, DOWNTOWN TEMPLE

	SUITE	SQUARE FOOTAGE	TOTAL PRICE	PRICE PER SF
	100	290	\$700/mo.	\$2.41
	106	466	\$900/mo.	\$1.93
	202	231	\$700/mo.	\$3.00
	Suite #	000	\$ Total	\$ / SF

Availability and pricing subject to confirmation. Contact Broker to verify.

Property Gallery (Exterior)



Property Gallery (Interior)



Let's move forward.

Schedule a private tour today.

Jeremy Jirasek, ALC

Jirasek Realty, LLC

(254) 770-0996

jeremyjirasek@yahoo.com

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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.

11-03-2025



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:
 - 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.

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.

<u>Jirasek Realty, LLC</u>	<u>9010446-BB</u>	<u>info@jirasekrealty.com</u>	<u>(254)770-0996</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>David Jirasek, ALC, CCIM</u>	<u>361266-B</u>	<u>djirasek@ccim.net</u>	<u>(254)718-7600</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Jeremy Jirasek, ALC</u>	<u>594801-SA</u>	<u>jeremyjirasek@yahoo.com</u>	<u>(254)541-8895</u>
Name of Sales Agent/Associate	License No.	Email	Phone

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