

**Information Brochure For  
Office Building  
Sun Set Center  
3130 Lee Trevino Dr., Suite 123**



**For Additional Information:**

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**EpTex**



<b>Location:</b>	<b>3130 Lee Trevino Dr., Suite 123 Northeast section of Lee Trevino Dr. at Pebble Hills Dr.</b>
<b>Space Available:</b>	<b>3,600 Square feet</b>
<b>Zoning:</b>	<b>C-1 (Commercial)</b>
<b>Base Rent:</b>	<b>\$9.00 p.s.f./annum \$2,700.00/month</b>
<b>Taxes &amp; Insurance (estimate)</b>	<b>\$3.90 p.s.f./annum (2019 estimate) \$1,170.00/month</b>
<b>Tenant Allowance:</b>	<b>Yes, to be amortized over the life of the Lease at 11% interest, subject to Landlord's approval of Tenant's financial statements</b>
<b>Base Term:</b>	<b>Three (3) years minimum</b>
<b>Comments:</b>	

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