

3,350 SF Medical Office Space Athens UT Health Medical District 1317 S Palestine, Athens, TX 75751



Position your oncology practice in a location designed for patient comfort, operational efficiency, and long-term growth. The rear medical suite at 1317 S. Palestine in Athens offers 3,350 SF of highly adaptable space within the heart of the Athens Medical District—just moments from area hospitals, ensuring seamless coordination of care and referrals.

Unlike traditional front-facing suites, this private rear location creates a calmer, more discreet environment—ideal for oncology patients who value dignity, reduced congestion, and stress-free access. Patients and staff benefit from a dedicated, newly paved parking lot with direct entry, minimizing walk distance and eliminating the traffic and visibility challenges of busier front-facing clinics.

Your practice will still command strong visibility with prominent signage on the front, sides, and rear of the building, complemented by a new podium sign at the street entrance guiding patients directly to your suite. This unique combination delivers both privacy and powerful brand presence—something competing properties cannot match.

The space can be fully customized to your clinical workflow, with build-to-suit options including infusion areas, lab space, physician offices, and patient-centered design elements. Ownership is prepared to invest in high-quality finish-out, amortized into the lease, ensuring your facility meets oncology-specific standards from day one. Additional enhancements such as a covered patient drop-off (porte-cochère), circular drive, and upgraded exterior finishes are available to further elevate the patient experience.

This is more than just space—it's a strategic opportunity to create a purpose-built oncology center in Athens' most desirable healthcare location, combining accessibility, privacy & visibility.

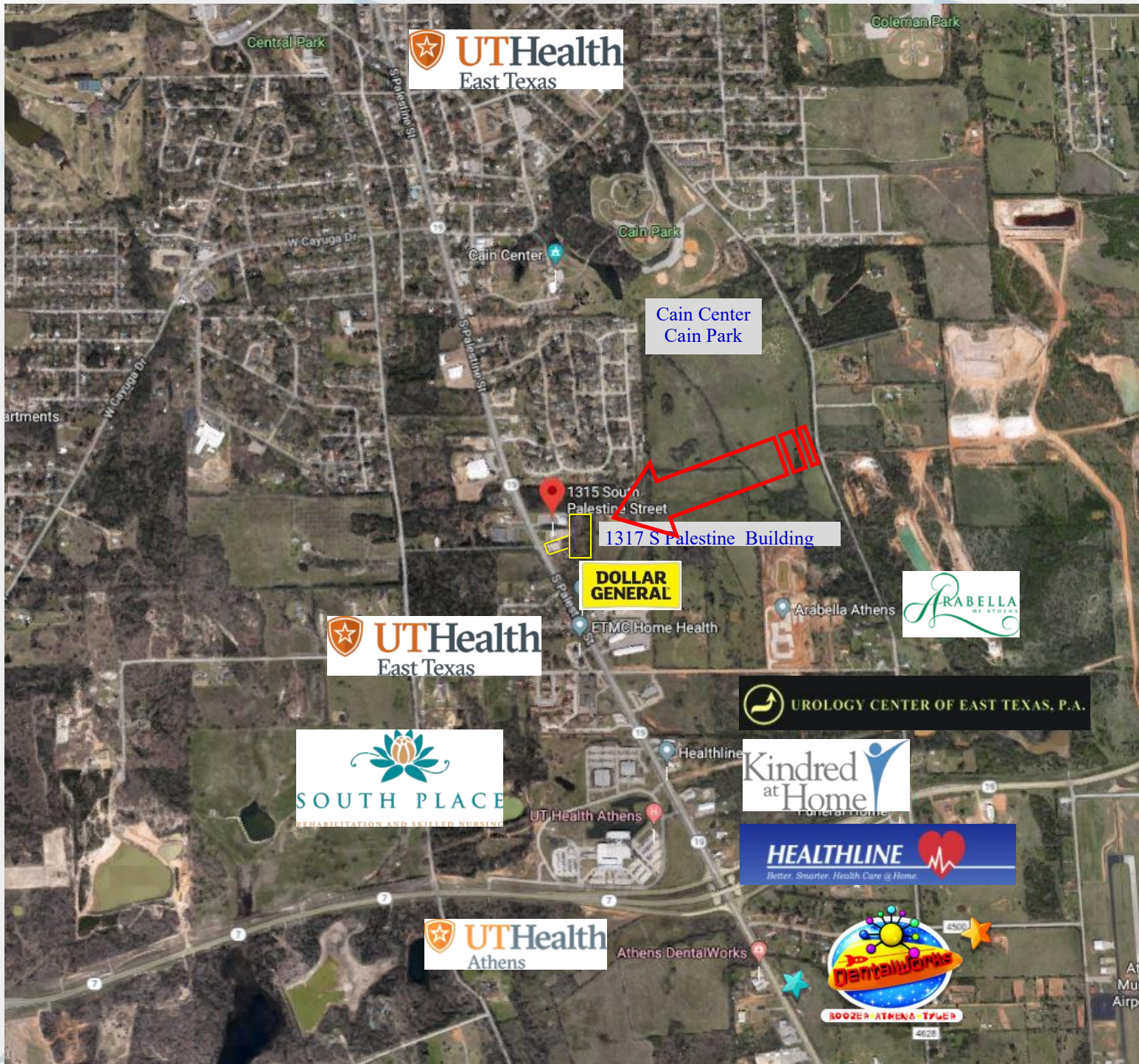
Property:

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|---------------------------|---------------------------------|
| • Back Half of Medical | 3,350 sq ft |
| • Rent + NNN | \$3,350/Month |
| • Rent PSF | \$12 psf + NNN |
| • NNN | \$3.25 psf |
| • NNN Monthly | \$907/Month |
| • Parking Spaces | 18 New Paved Lot |
| • Interior | Build to Suit at cost |
| • Landlord's Contribution | \$54,000 |
| • Entrance | porte-cochère. |
| • Zoning | Medical |
| • Signage Bldg. | Front & Side Signage |
| • Signage | New Sign at Entrance |
| • Landscaping | Palm Trees |

Randall Turner RTurner@HarvardCo.com (214) 231-0100

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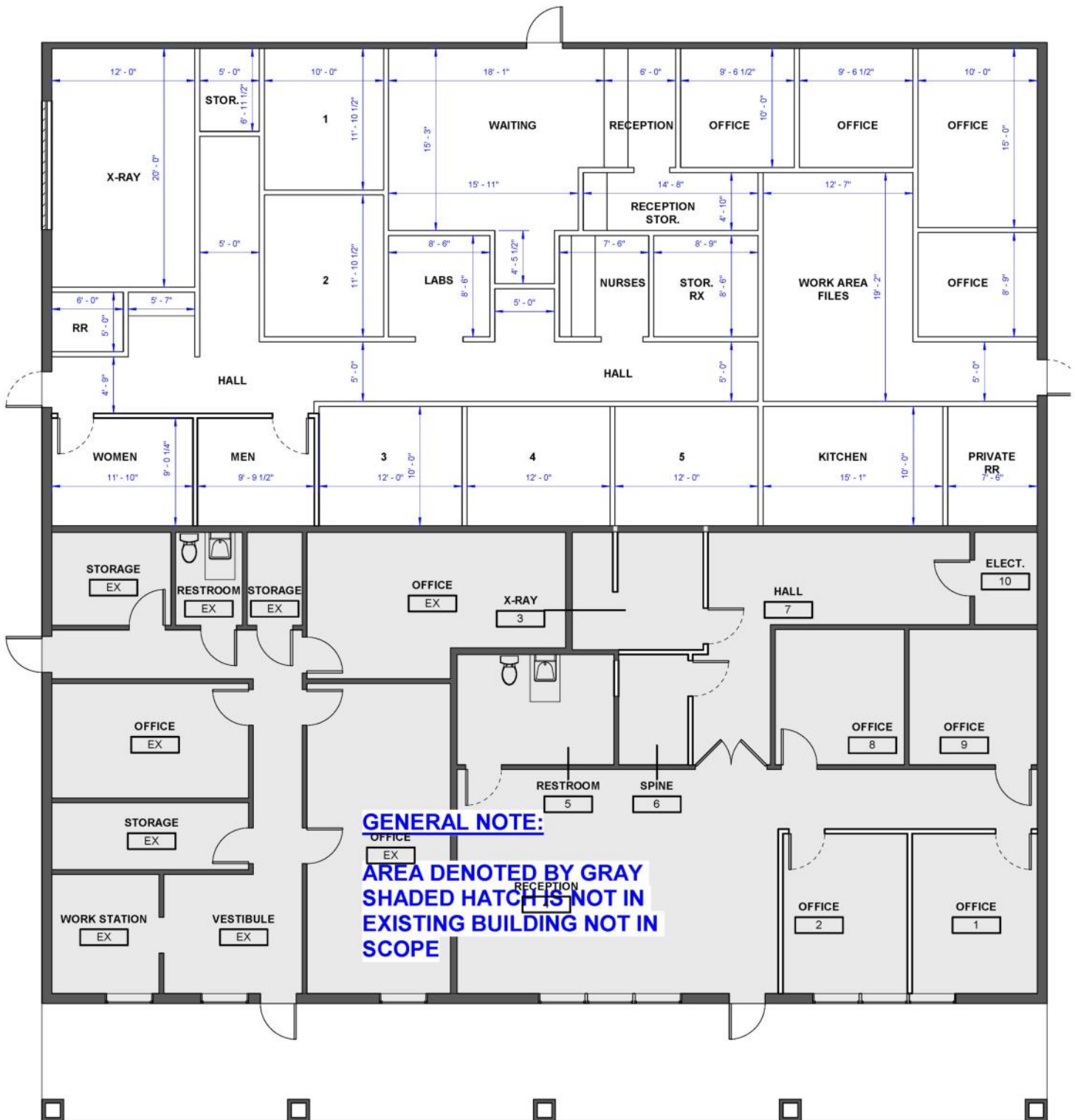


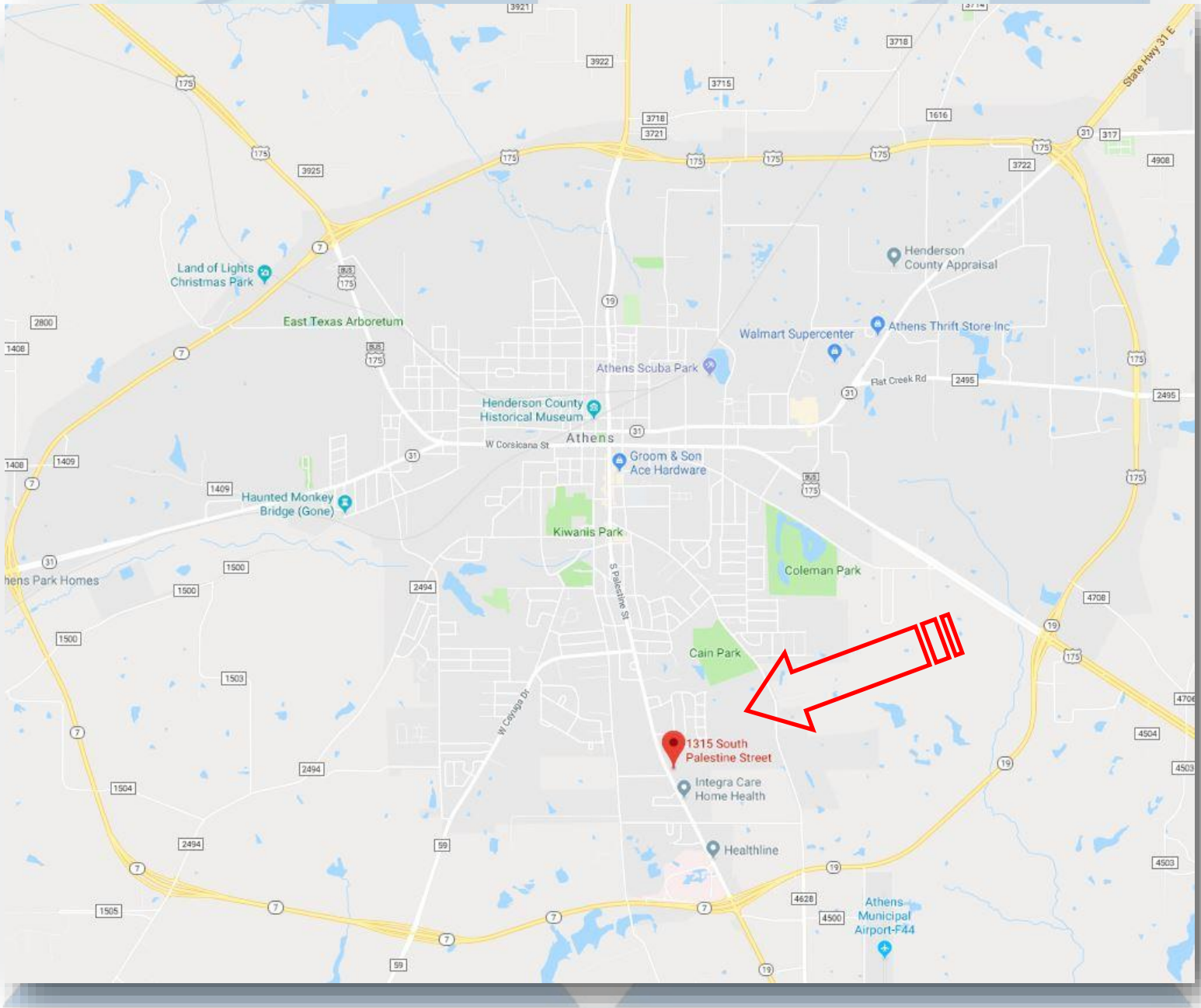
BEFORE AND AFTER FAÇADE RENOVATION OF EXTERIOR



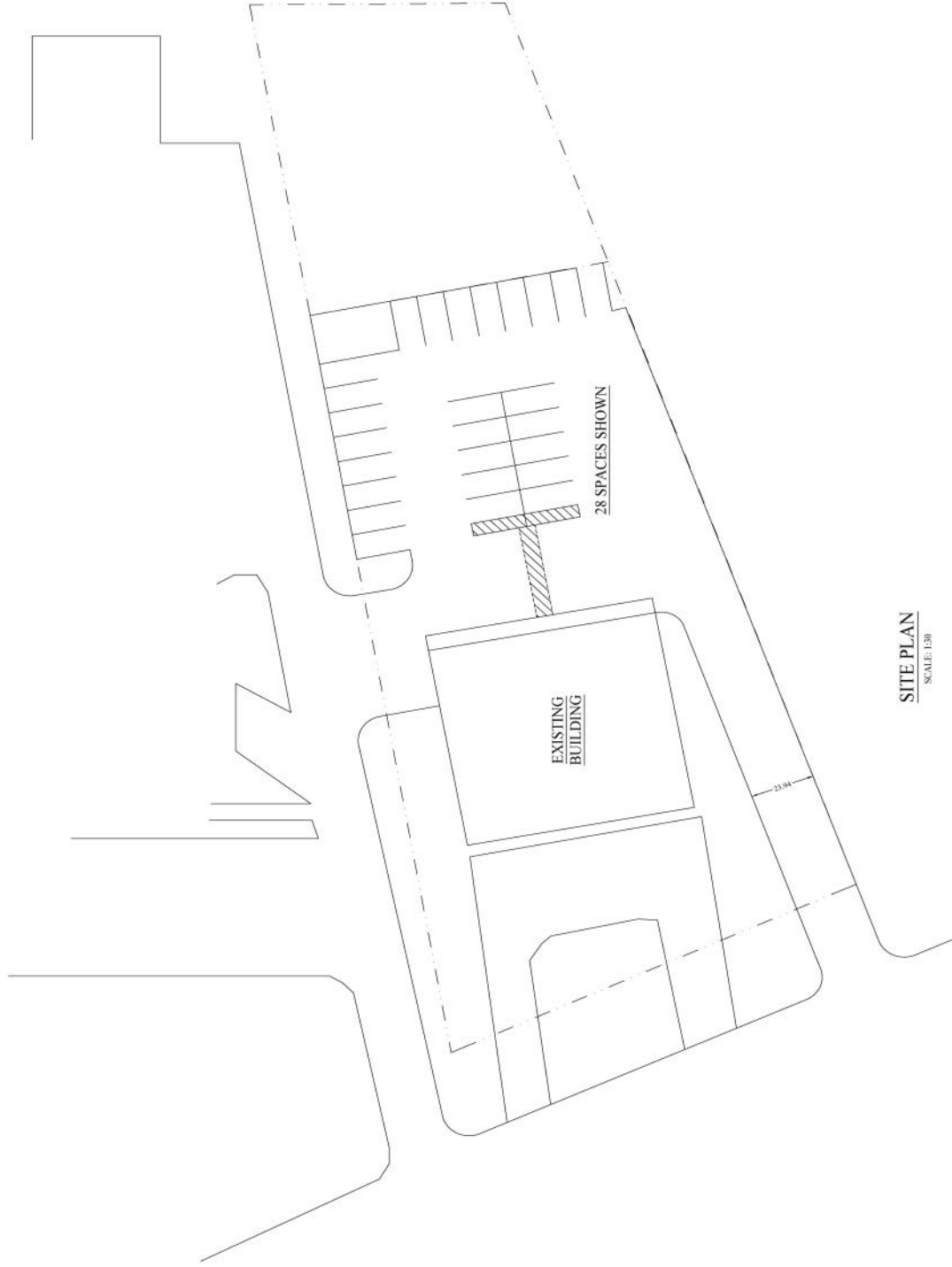
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SITE PLAN
SCALE: 1/30

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MEGANSEAL DESIGN
21119 E.M. 1252 WINONA TEXAS 75792-903-262-8019

A NEW FACILITY FOR:
THE USDA ATHENS TEXAS

SHEET NO.

SITE

3/30/20



Another Great Leasing Opportunity from:

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SPACE NOW BEFORE Build to Suit

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New Parking Lot 11.2025

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11-2-2015



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.



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Harvard Companies, Inc.	554938	RTurner@HarvardCo.com	214-373-0007
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Randall R. Turner	0288833	RTurner@HarvardCo.com	214-373-0007
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	02/27/17
	Date