

OFFICE SPACE AVAILABLE

300 S. CM ALLEN : SAN MARCOS, TX

- 1,415 square foot stand-alone building ready for move-in
- 500 square feet ready for move-in
- Recent property improvements
- Located in the heart of San Marcos just west of Interstate 35, near Texas State University
- Lease rate: \$15.00
- NNN: \$6.36

SAN MARCOS OFFICE SPACE



FOR MORE INFORMATION CONTACT:

Sergio Negrete

CBRE Retail

+1 512 499 4959

sergio.negrete@cbre.com

CBRE, Inc.

100 Congress Ave., Suite 500

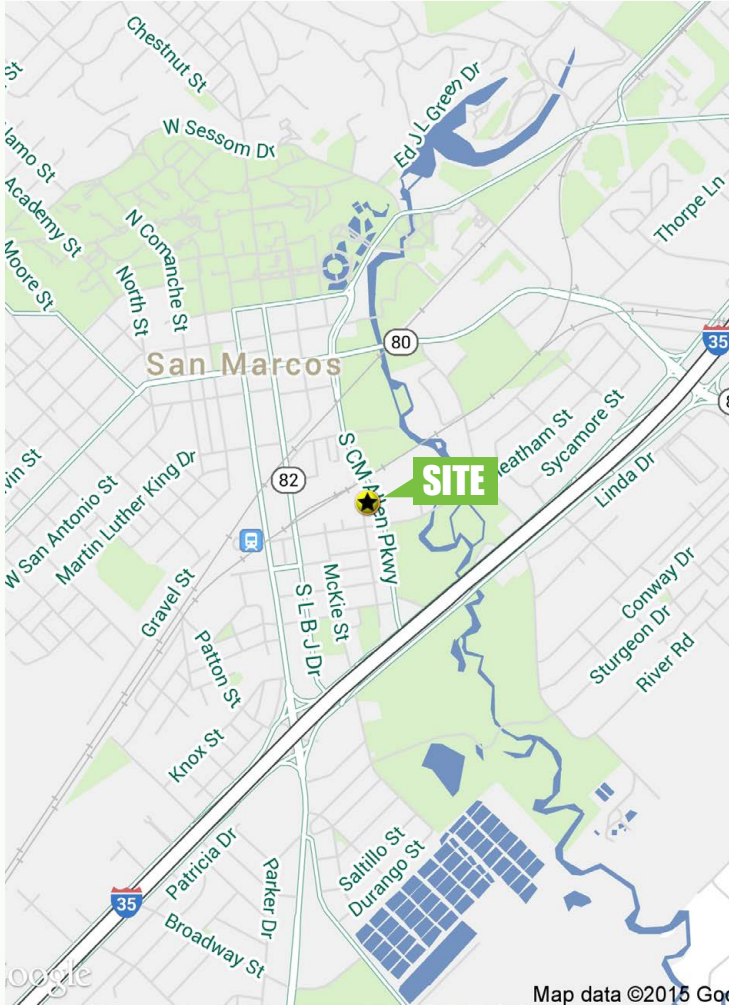
Austin, TX 78701

www.cbre.com/austin

CBRE

SAN MARCOS OFFICE SPACE

300 S. CM ALLEN PKWY. | SAN MARCOS, TX 78666



2014 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	12,568	49,604	61,279
Households	3,646	19,400	22,631
Population Growth	5.25%	9.03%	9.47%

FOR MORE INFORMATION CONTACT:

Sergio Negrete

CBRE Retail
+1 512 499 4959
sergio.negrete@cbre.com

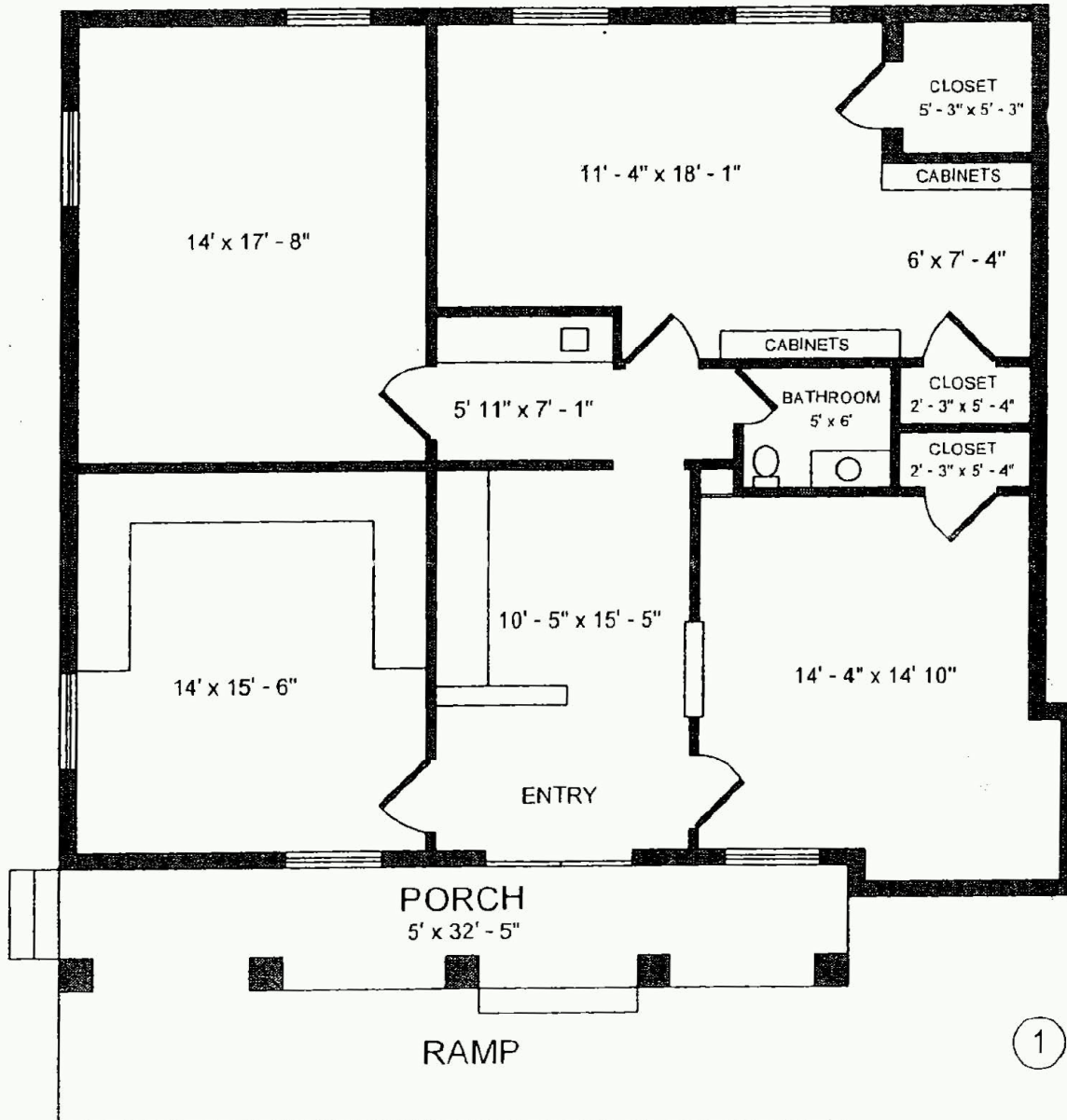
CBRE, Inc.

100 Congress Ave., Suite 500
Austin, TX 78701
www.cbre.com/austin

SAN MARCOS OFFICE SPACE

300 S. CM ALLEN PKWY. | SAN MARCOS, TX 78666

Suite 100 Floor Plan :: 1,415 square feet

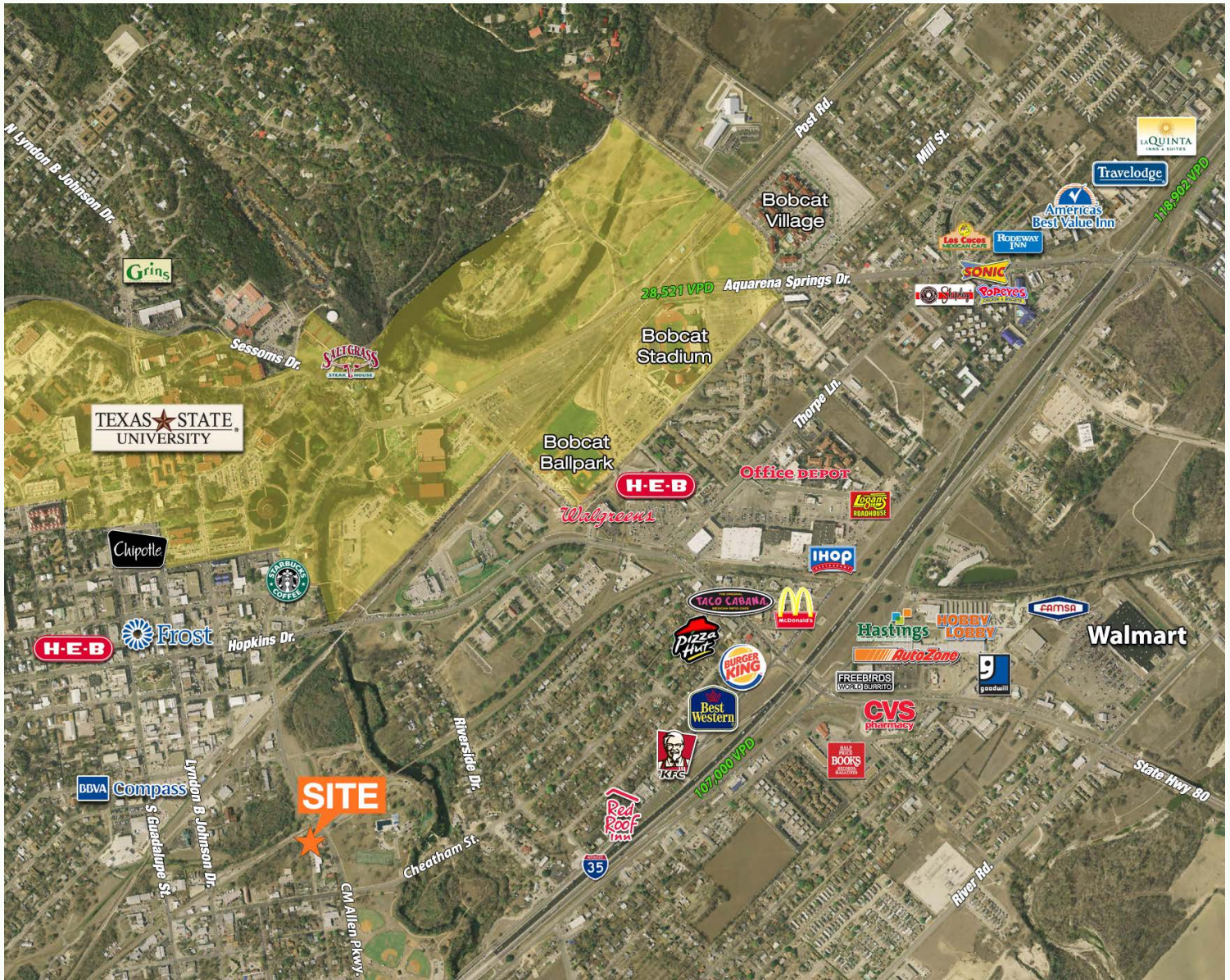


1 FLOOR PLAN
SCALE : 1' = 1/8"

SAN MARCOS OFFICE SPACE

300 S. CM ALLEN PKWY. | SAN MARCOS, TX 78666

San Marcos Aerial



FOR MORE INFORMATION CONTACT:

Sergio Negrete

CBRE Retail

+1 512 499 4959

sergio.negrete@cbre.com

CBRE, Inc.

100 Congress Ave., Suite 500

Austin, TX

www.cbre.com/austin

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.