# CURT GREEN & COMPANY, LLC

COMMERCIAL REAL ESTATE BROKER

| Real Estate Development | Investments | Commercial & Retail | Farm & Ranch | Industrial |
|---|---|---|---|---|

## For Lease - 1,250 sq ft
## Professional Office Space
5902 Summerfield Drive, Texarkana,


For more information contact

Adam Dukelow

Adam@curtgreen.com

903.255.1730 (o)

512.492.5584 (c)

## *Disclaimer*

This Offering Memorandum was prepared by Curt Green & Company, LLC ("Broker") solely for the purpose of prospective purchasers of the real properties commonly known as 5902 Summerfield Drive, Texarkana, TX. Neither the broker, nor the owner of the Property ("Owner"), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. This Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum; (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or the Broker.

The Broker is the Seller/Owner's Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.

**This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied , as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.**

Exclusive Listing Agent

Adam Dukelow
**512.492.5584 (C) ADAM@CURTGREEN.COM**

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| REAL ESTATE DEVELOPMENT | INVESTMENTS | COMMERCIAL & RETAIL | FARM & RANCH | INDUSTRIAL |
|---|---|---|---|---|

**LEASE SUMMARY**

| | | |
|---|---|---|
| Base Rent Rate: | $14.50 Sq Ft/Yr | ($1,510.42) |
| Lease Type | NNN | ($489.58) |
| Term: | 3 - 5 Years | |
| Ameneties: | 3 Large Offices | |
| | Conference Rm | |

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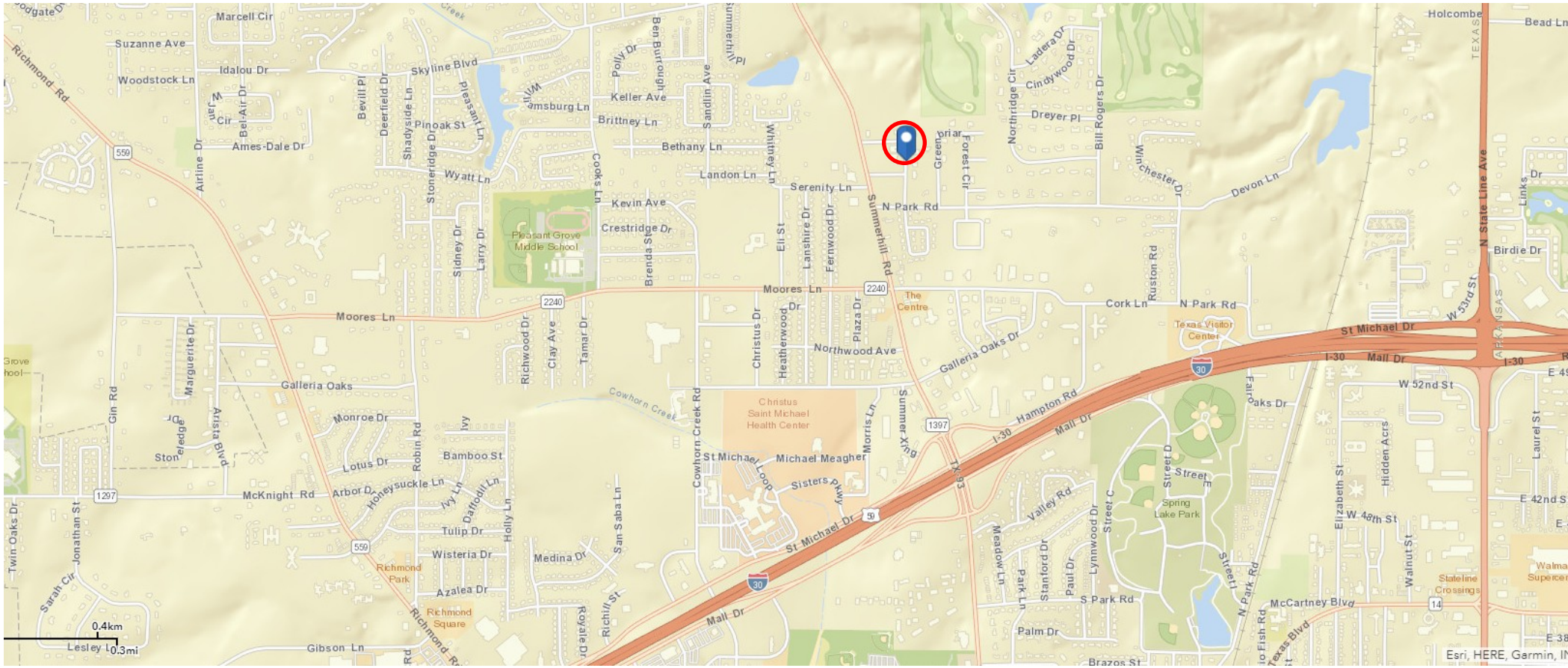



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