

# FOR SALE OR SUBLEASE

## OFFICE/SHOWROOM/OPEN WORK AREA



312 NORTH OAK, ROANOKE, TEXAS

### THE BASICS

- Area:** Just off 377 in downtown Roanoke
- Space:** 4,752 SF office/showroom/open work area
- Rent Rate:** \$11.25 SF plus nnn or \$4,500/month plus nnn
- Sales Price:** \$650,000
- Signage:** Existing pole sign provides excellent identification.
- Features:** Separately controlled HVAC work area space. Full Kitchen. Large front entry with front office. Conference room/bull pen area. Security system. Ample parking both in front side and rear of building. 1 grade level door.

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