



OFFERING MEMORANDUM

PROPERTY OVERVIEW

- Price: \$2,185,000
- Square Footage: 11,722 SF
- 9 Executive Suites Break Area
- Semi-Private Restrooms
- Ample Parking (7/1,000)
- Common Areas Renovated
- Traffic: 17,235 Vehicles/Day

GENERAL INFORMATION

- Within a mile of TCU campus
- Restaurants: Fred's Burger, Mellow Mushroom, Pizza Snob, Buffalo Brothers, The Purple Frog, Potbelly, Salata, Los Vaqueros, Tropical Smoothie Cafe
- Within 3 miles of the Downtown Medical District
- Within 5 miles of the Southwest Medical District
- Close Proximity to I-20 and I-30



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