



ORANGE COMMERCIAL

Strategic Real Estate Services

OFFICE SPACE FOR LEASE



6250 JUDY LANE, BEAUMONT, TX 77708

ABOUT THE PROPERTY:

This office building is centrally located in the heart of Beaumont's retail district. The building has great access and visibility from HWY 69 with plenty of parking for tenants and visitors. The building was recently redeveloped to have a ranch style look and feel. Expenses are included in the nets including electricity and water. Three panels are available on the pylon sign for tenants. We are looking for an insurance advisor, doctor, dentist, real estate firm or tutoring center to finish out the tenant mix.

CONTACT INFORMATION:

Bill Wong

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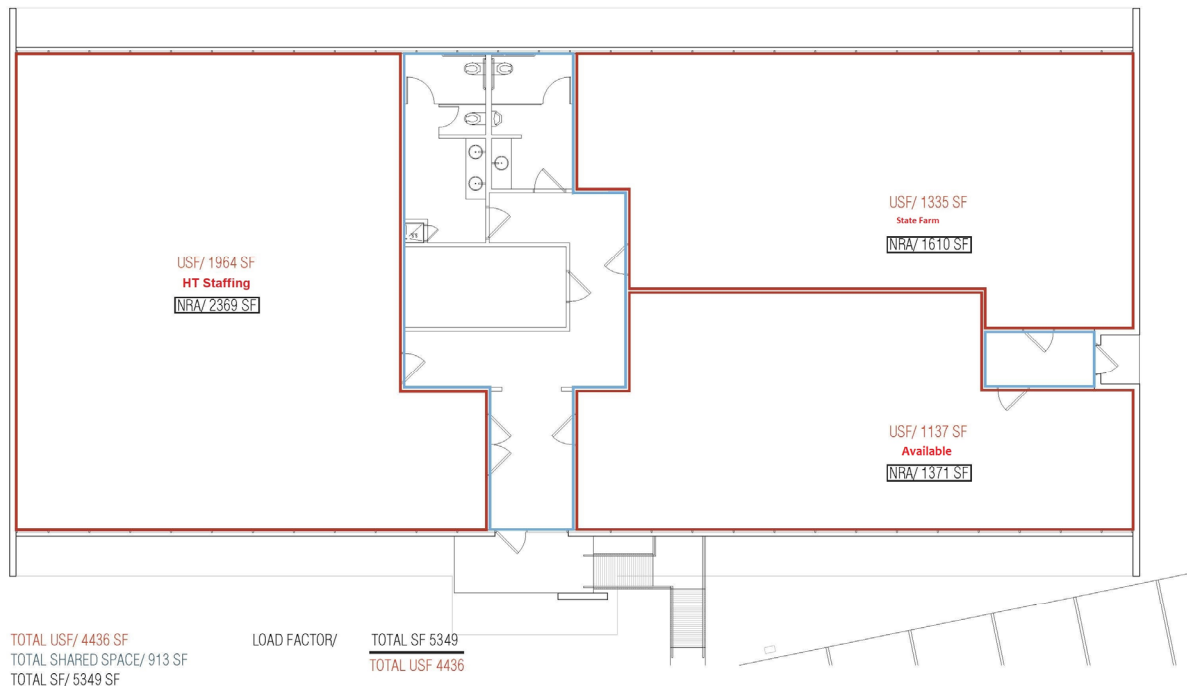
www.orangecommercial.com



3636 Old Spanish Trail
Rd, Houston, TX 77021

Availability:
1,371 NRA
Fully builtout
Office space.

Economics:
Rent rate: \$20.00 Gross
with an expense stop



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AREA DETAILS

6250 Judy Lane,
Beaumont, TX 77708



Area Retailers:

Parkdale Mall, JC Penny, Dillards,
Planet Fitness, Crunch Fitness,
Target, Specs and Northern Tools

Demographics:

	1 Mile	5 Miles
Population:	15,495	449,435
Households:	5,840	180,873
Median Income:	\$40,240	\$58,889

Features:

- All expenses included on the nets, including electricity, Trash and Janitorial