



**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.

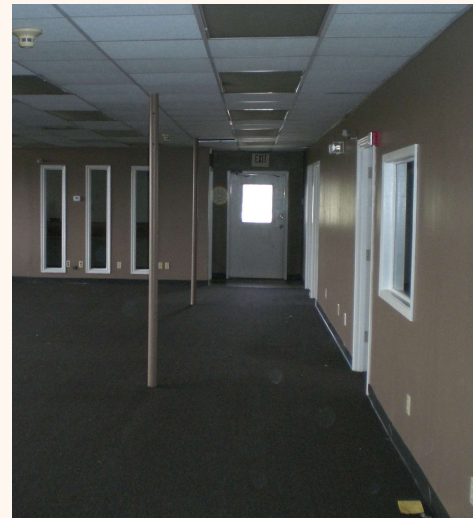
## CONTACT INFORMATION:

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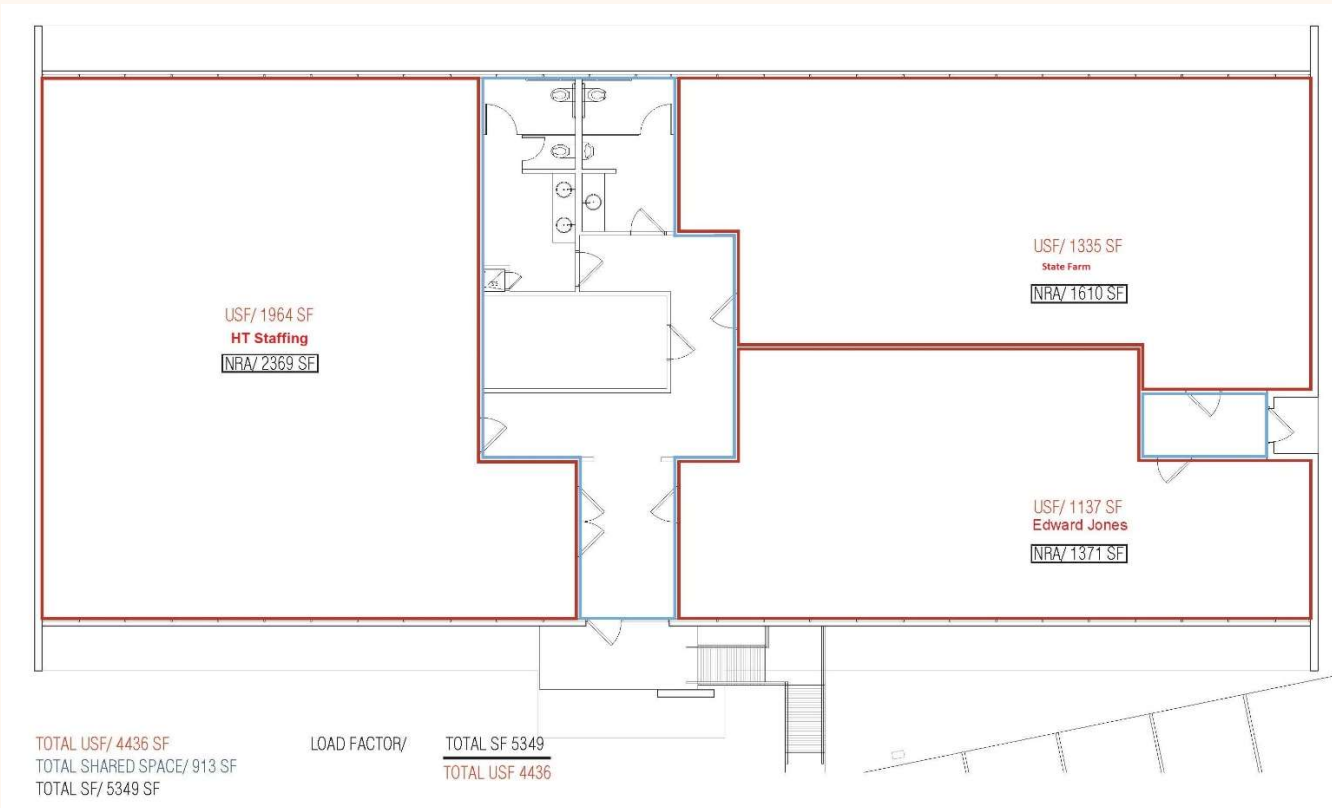
[www.orangecommercial.com](http://www.orangecommercial.com)



3636 Old Spanish Trail Rd, Houston, TX 77021

Availability:  
Fully leased

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



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# AREA DETAILS

6250 Judy Lane,  
Beaumont, TX 77708



## Area Retailers:

Big Lots, JCPenny, Planet Fitness,  
Parkdale Mall, Target, Specs

## 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