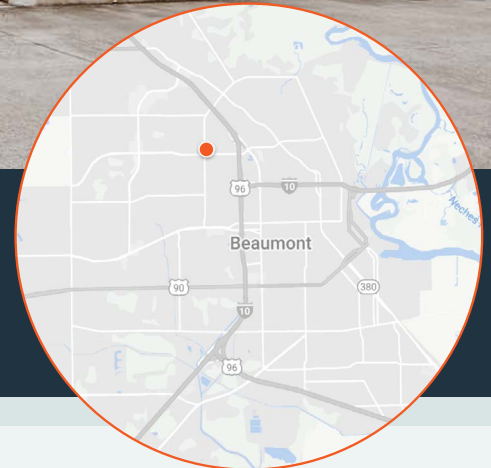


WHEELER COMMERCIAL - PROPERTY FOR LEASE



FOR LEASE

THE COURTYARD | 4180 DELAWARE ST.
PROFESSIONAL OFFICE SPACE | BEAUMONT, TX 77706



PROPERTY FEATURES

- Space Available:
 - » Suite 302 - 1,832 SF | \$12.00 PSF/YR NNN
 - » ~~Suite 401 - 1,320 SF~~ **LEASED!**
 - » Suite 402 - 4,000 SF | \$11.00 PSF/YR NNN
- Plus \$0.33 PSF/month NNN charges
- Your choice of flooring and paint (within certain parameters)
- Professional Office Condos
- Courtyard office setting
- Fantastic location
- Great access
- Ample parking
- Tenants include medical users, dentists, attorneys, & other professionals

CALL TODAY | 409.899.3300

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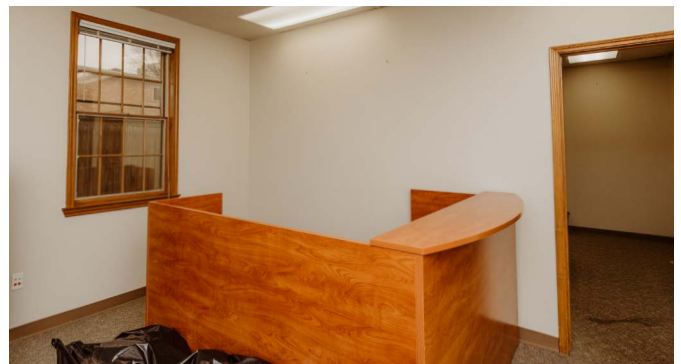
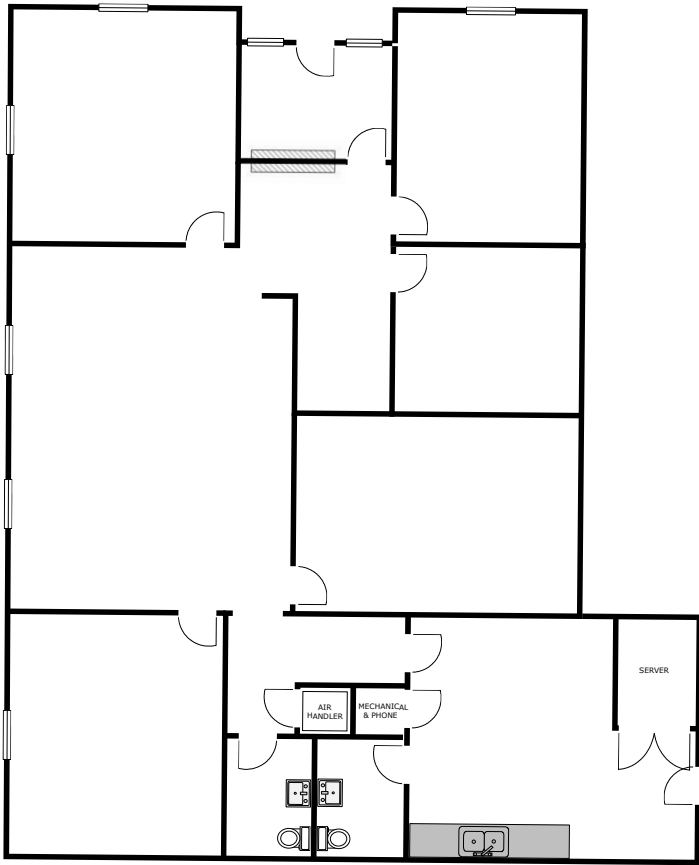
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FOR LEASE

SUITE 302 | 1,832 SF | \$12.00 PSF/YR NNN

FLOOR PLAN



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SUITE 302 - FOR LEASE



FOR MORE INFORMATION CONTACT: LEE Y. WHEELER, III CCIM
LWHEELER@WHEELERCOMMERCIAL.COM

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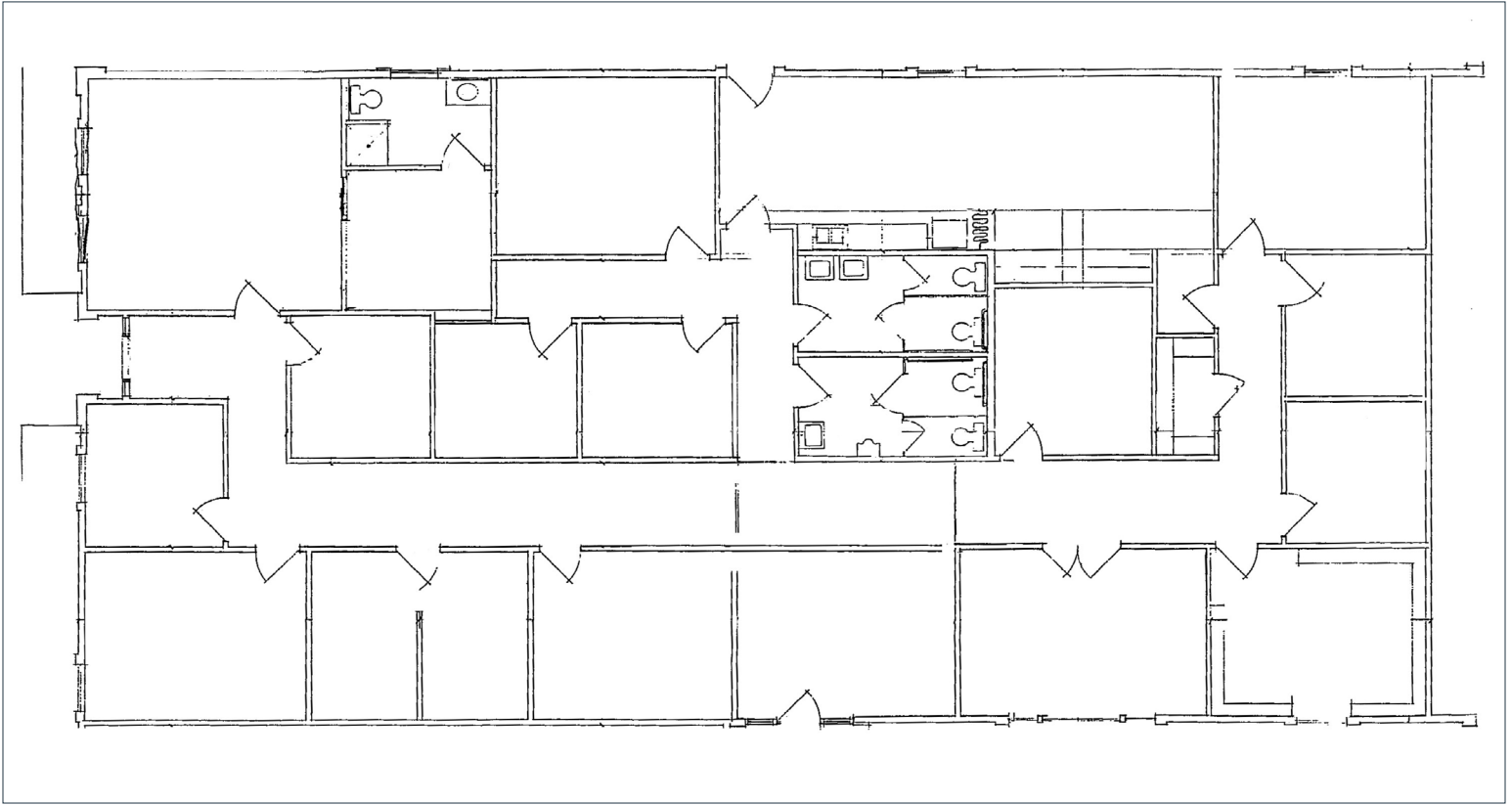
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FOR LEASE

SUITE 402 | 4,000 SF | \$11.00 PSF/YR NNN

FLOOR PLAN



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SUITE 402 - FOR LEASE



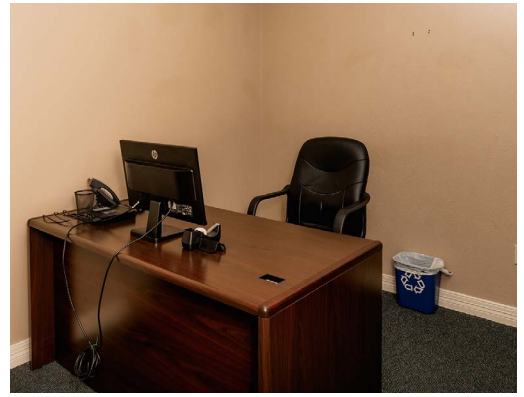
FOR MORE INFORMATION CONTACT: LEE Y. WHEELER, III CCIM
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THE COURTYARD

AERIAL VIEW



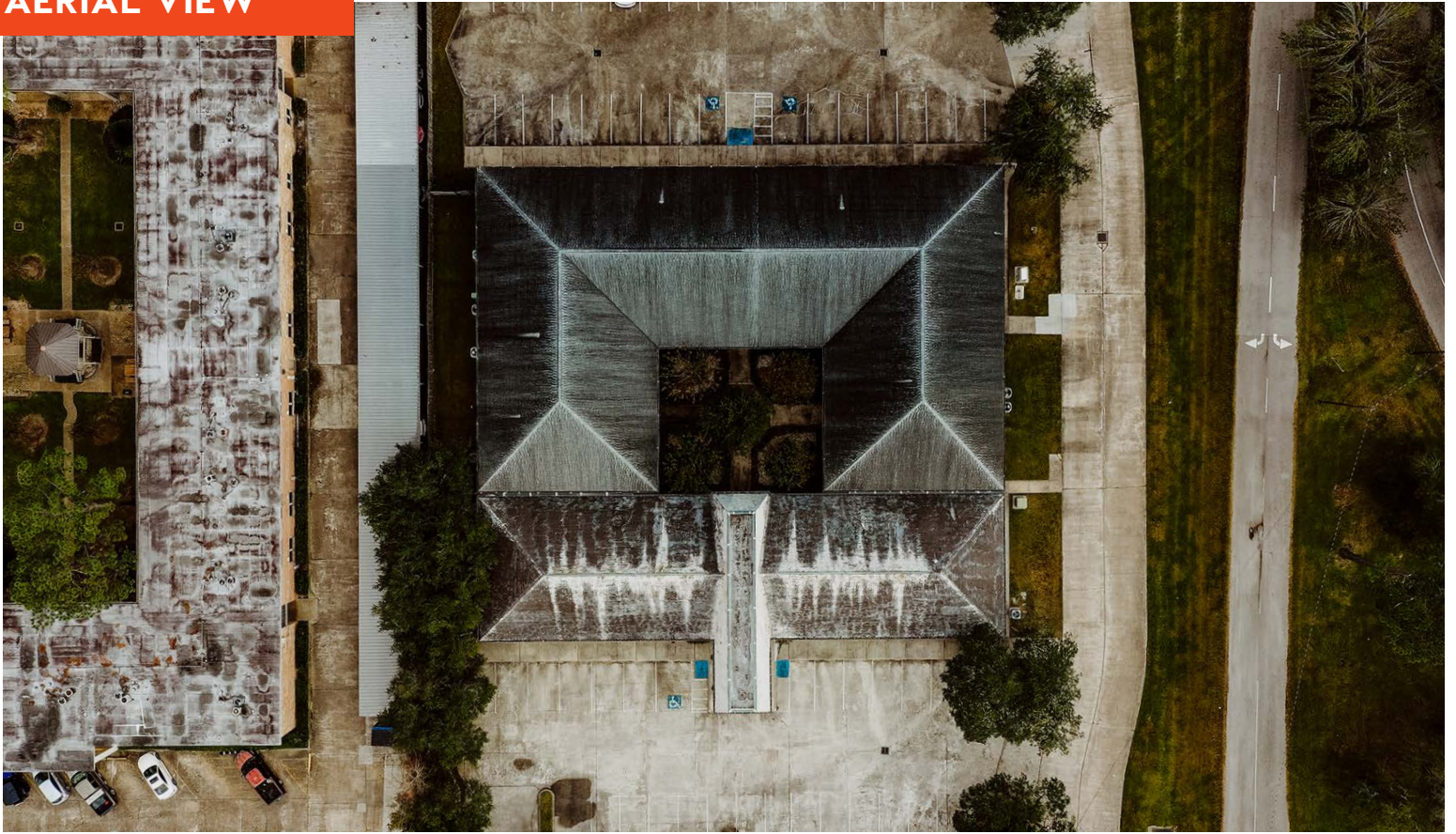
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THE COURTYARD

AERIAL VIEW



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THE COURTYARD

FRONT ENTRANCE



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THE COURTYARD

COURTYARD VIEW



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COURTYARD VIEW



FOR MORE INFORMATION

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