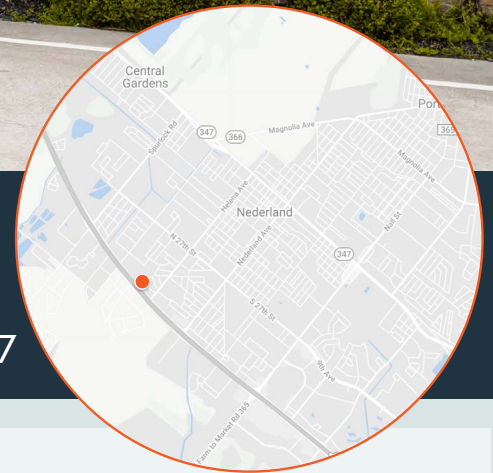


WHEELER COMMERCIAL - PROPERTY FOR LEASE



FOR LEASE

BASCO PROFESSIONAL PLAZA
1112, 1120 & 1128 N. MEMORIAL | NEDERLAND, TX 77627



PROPERTY FEATURES

- 20,000 SF Office Complex
- (3) Beautiful buildings
- Across from the Southeast Texas Regional Airport/Jack Brooks Airport
- 300' +/- of Hwy 69 Frontage
- Rent - \$11.00 - \$14.00 PSF/YR NNN
- 2021 NNN - \$5.24 PSF/YR
- 3 Spaces Available:
 - » Suite 1112-C
 - 2,500 SF
 - » Suite 1120
 - 4,500 SF
 - » Suite 1128-A
 - 4,070 SF

CALL TODAY | 409.899.3300

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

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SPACE AVAILABILITY

SUITE 1112-C
» 2,500 SF

SUITE 1120
» 4,500 SF

SUITE 1128-A
» 4,070 SF



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SUITE 1112-C - FOR LEASE



SUITE 1112-C

- 2,500 SF
- \$11.00 PSF/YR NNN
- Open Concept
- Kitchen Area/Breakroom
- Conference Room
- Restrooms



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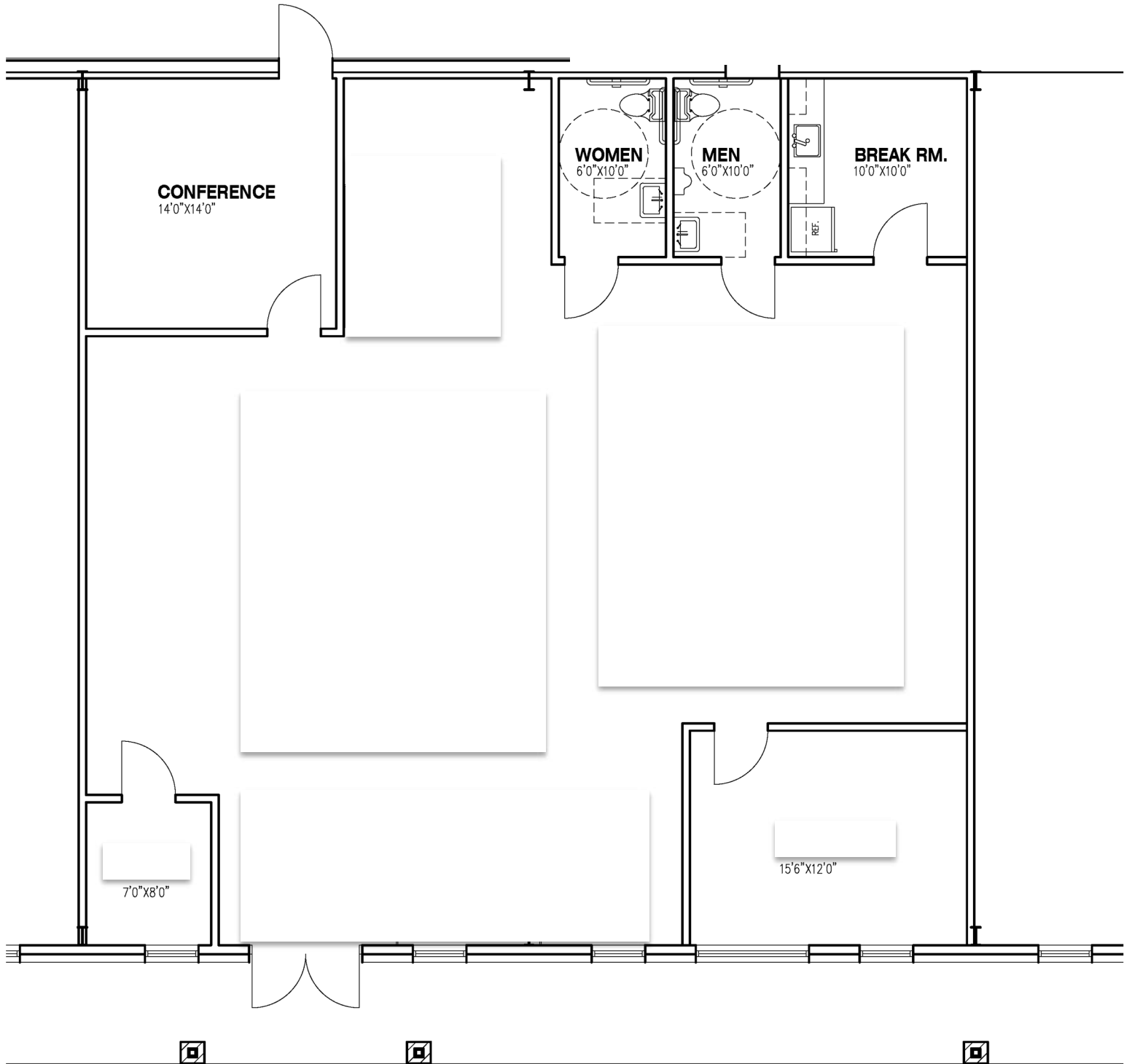
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SUITE 1112-C - FOR LEASE

FLOOR PLAN



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

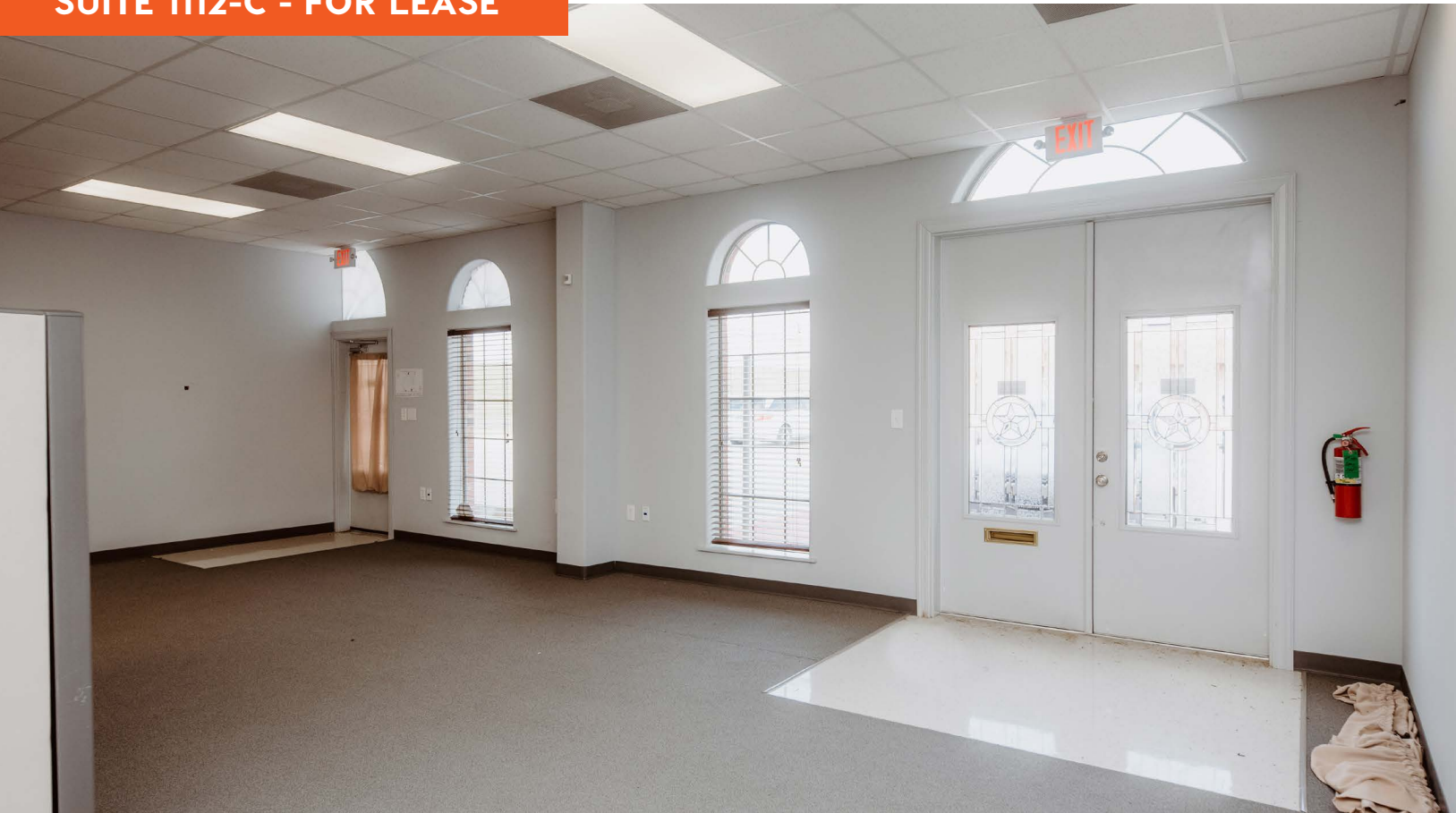
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SUITE 1112-C - FOR LEASE



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SUITE 1112-C - FOR LEASE



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BASCO PROFESSIONAL PLAZA

SUITE 1120 - FOR LEASE



SUITE 1120

- 4,500 SF
-



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SUITE 1120 - FOR LEASE



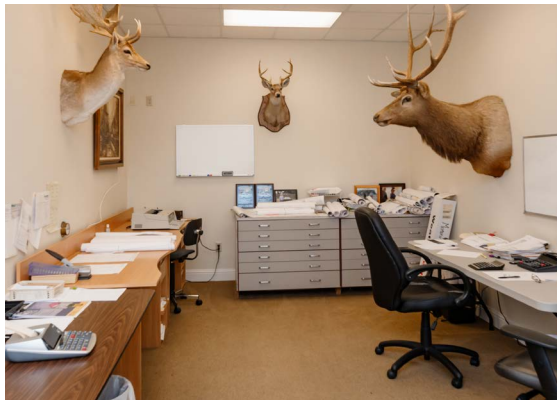
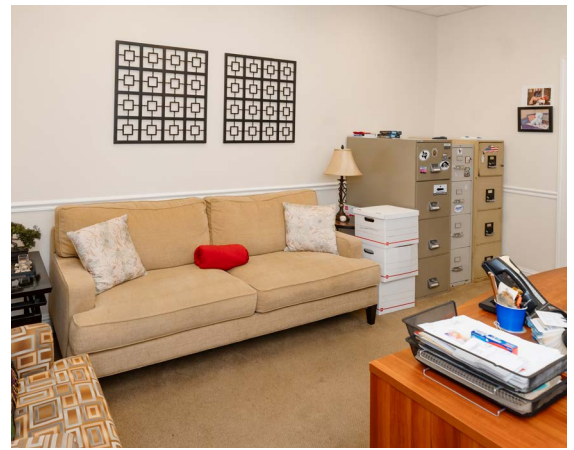
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SUITE 1120 - FOR LEASE



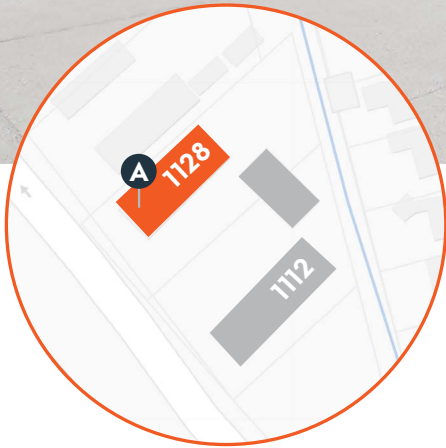
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BASCO PROFESSIONAL PLAZA

SUITE 1128-A - FOR LEASE



SUITE 1128 A

- 4,070 SF
- \$11.00 PSF/YR NNN
- Offices (varying sizes)
- Kitchen Area/Breakroom
- Data/Storage Room
- Restrooms
- Supply Closet



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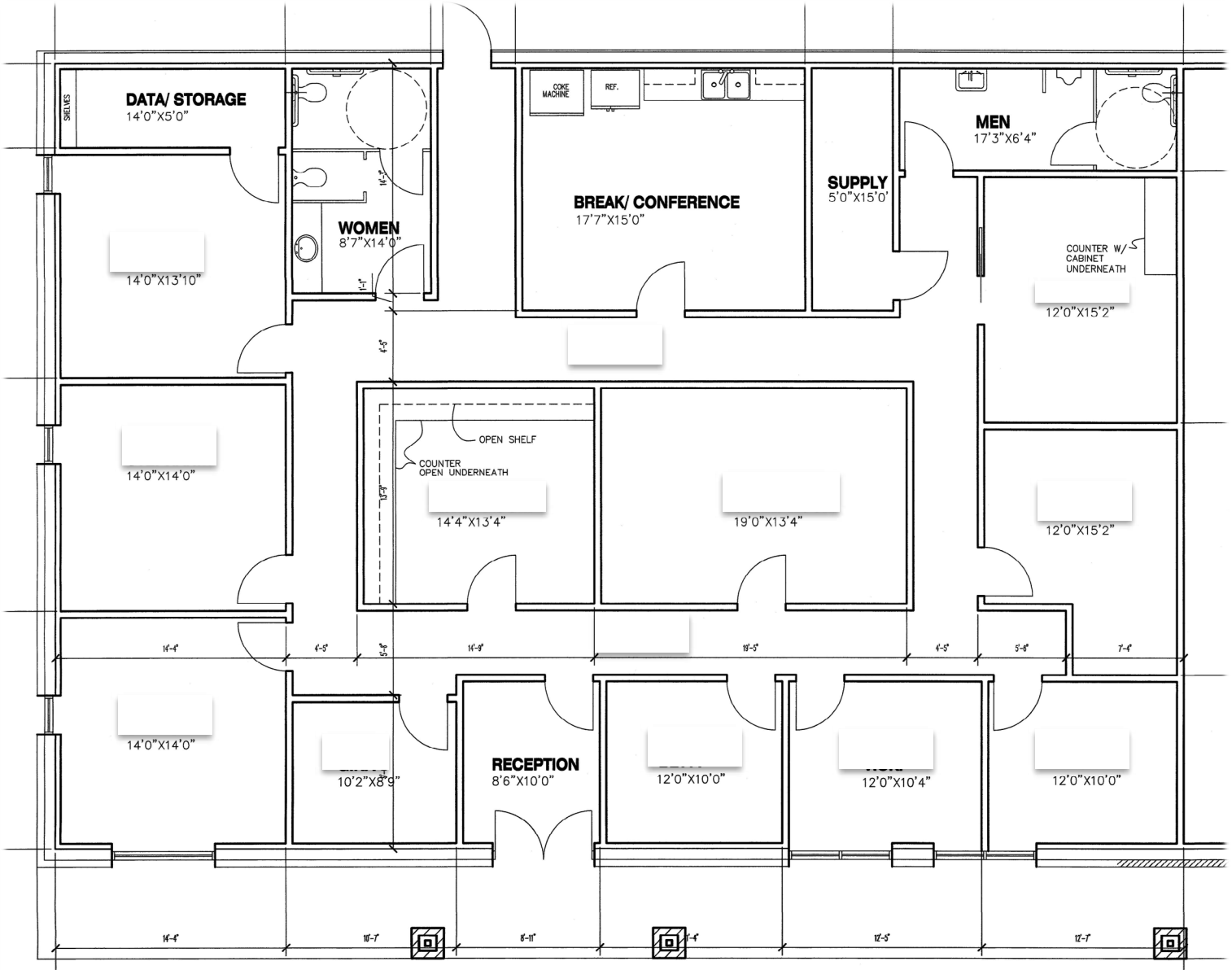
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BASCO PROFESSIONAL PLAZA

SUITE 1128-A - FOR LEASE

FLOOR PLAN



***LAYOUT IS NOT EXACT, AS A COUPLE OF OFFICES HAVE BEEN ADDED.**

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

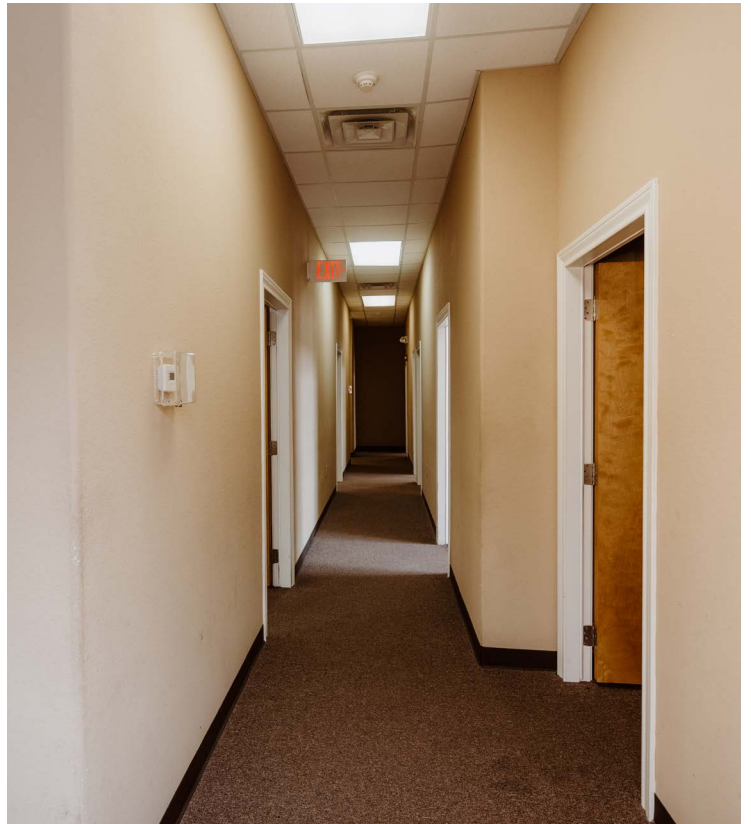
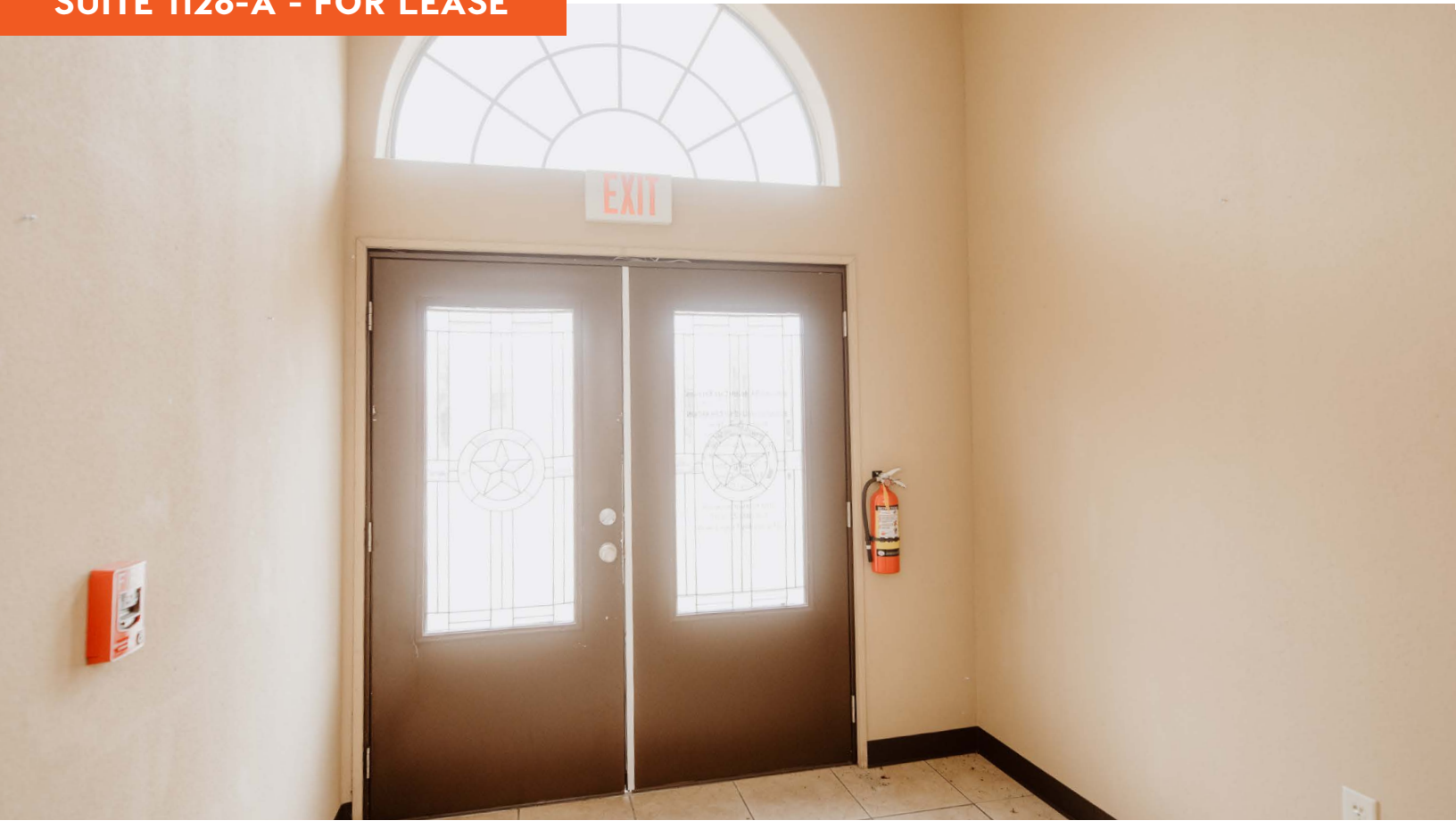
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SUITE 1128-A - FOR LEASE



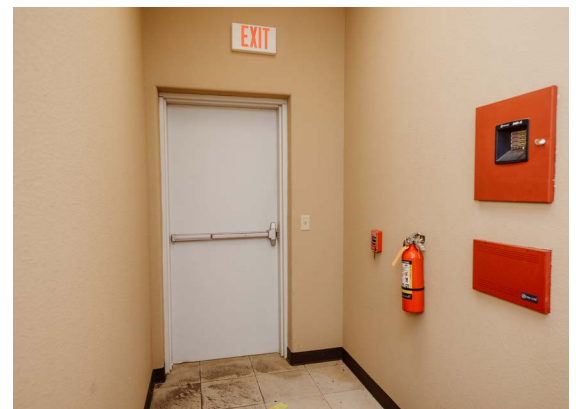
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SUITE 1128-A - FOR LEASE



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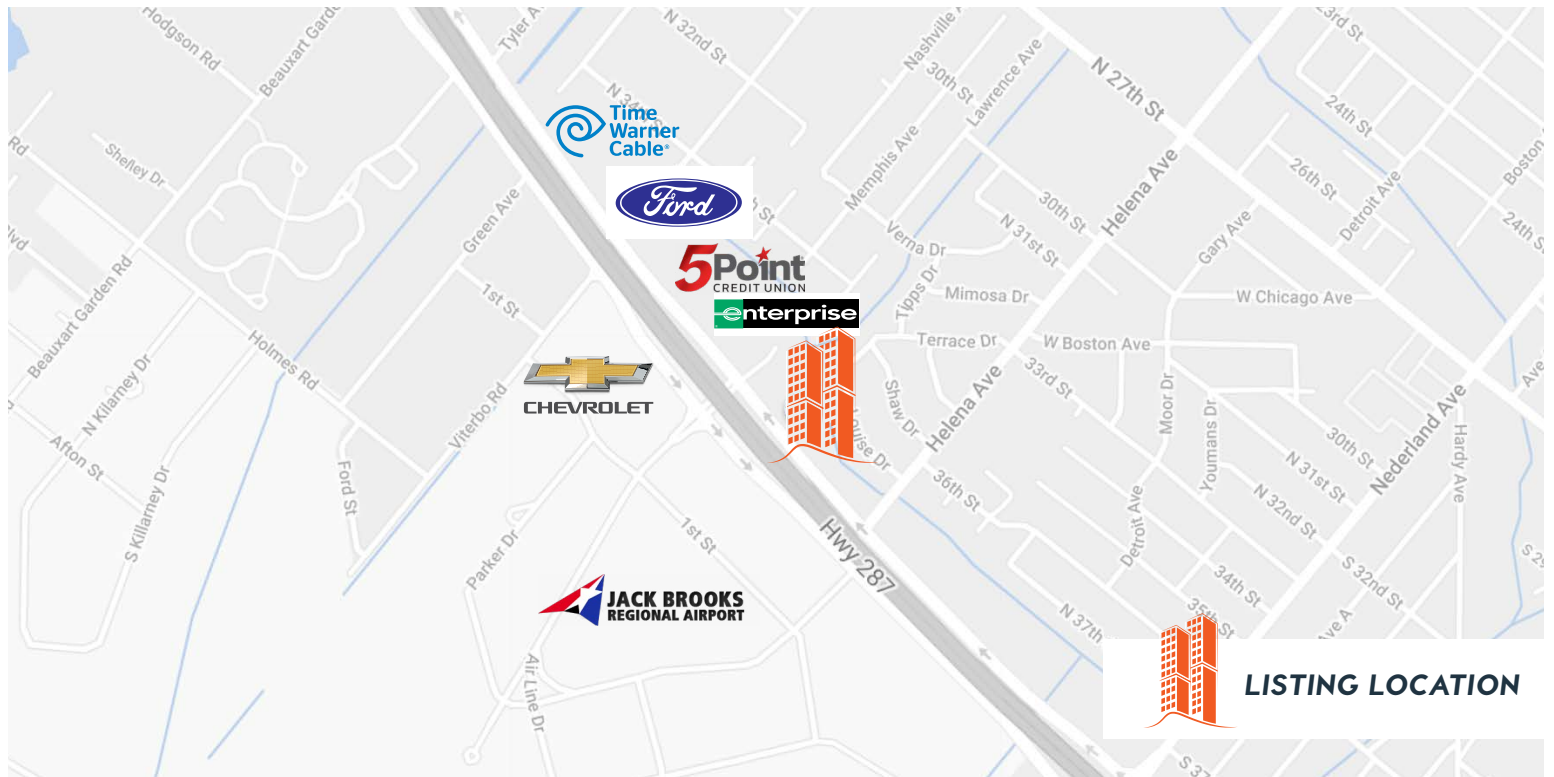
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FOR LEASE

SURROUNDING BUSINESSES



FOR MORE INFORMATION

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