

WHEELER COMMERCIAL



TUSCANY PARK

3350 DOWLEN ROAD

BEAUMONT, TEXAS 77706

PROPERTY FEATURES:

- A Premiere Commercial Property on Dowlen Road
- 3 Buildings totaling 54,555 SF
- Class A
- In the Heart of the Retail Hub of SETX
- Excellent Access and Visibility
- Anchors Include:
 - UBS
 - Waldman and Smallwood Law Firm
- Professionally Managed
- NNN are Currently at \$5.47 PSF/Yr.
- 757 SF – 7,320 SF Available

FOR LEASE

Retail & Office Space

\$12.00 - 18.00 PSF/Yr NNN



FOR MORE INFORMATION:

Lee Y. Wheeler, III CCIM

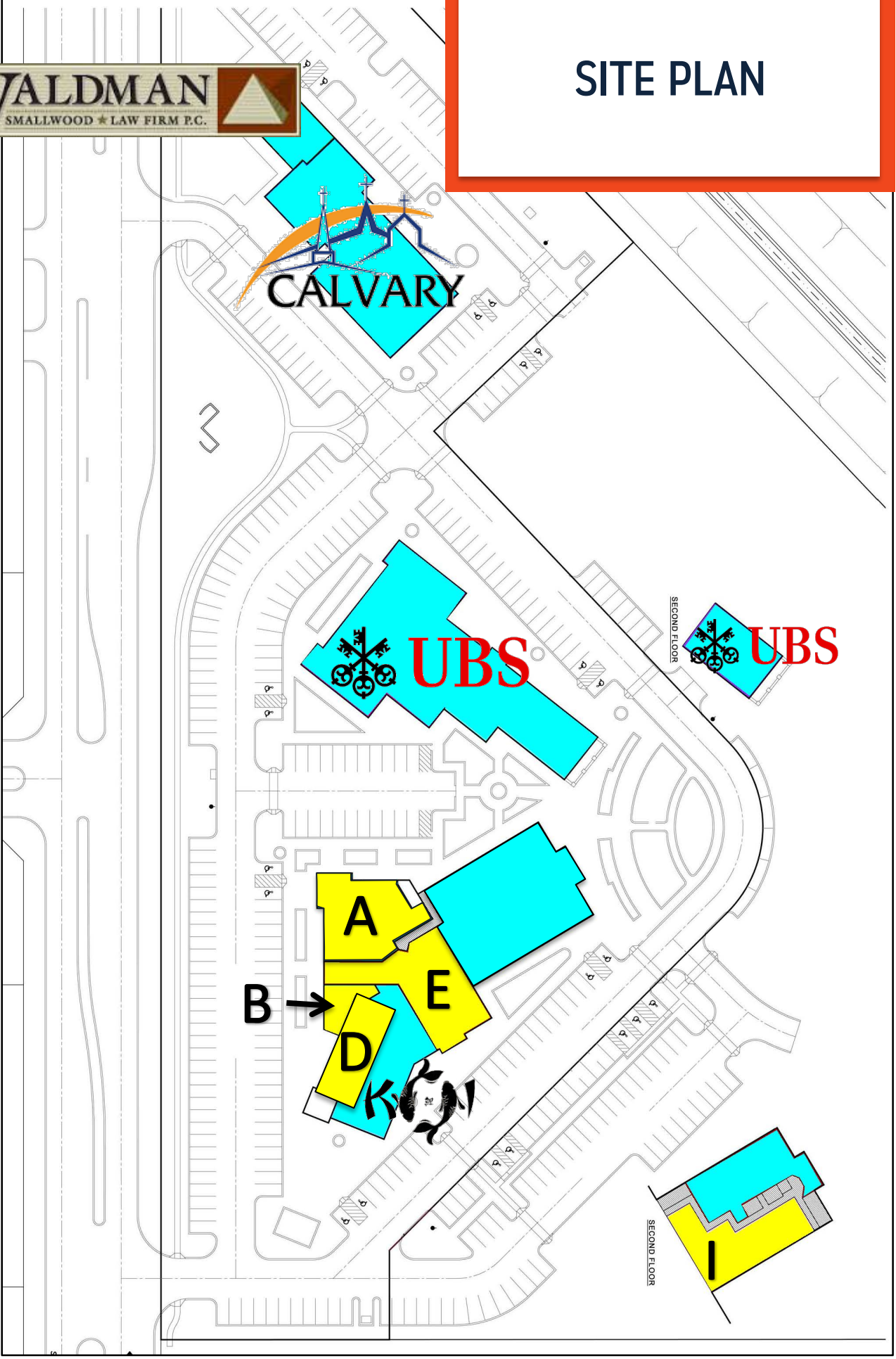
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SPACE AVAILABILITY

- A
 - 3,760 SF
 - 1st floor space
 - \$16.00 psf/yr NNN
 - B
 - 757 SF
 - 1st floor space
 - \$18.00 psf/yr NNN
 - D
 - 1,808 SF
 - Dowlen Frontage
 - Formerly Mathews Jewelers
 - Marque Space
 - \$16.00 psf/yr NNN
 - E
 - 4,755 SF
 - 1st floor space
 - Currently built out as medical space
 - \$12.00 psf/yr NNN
 - I
 - 3,362 SF
 - 2nd floor space above H
 - First generation shell space
 - \$12.00 psf/yr NNN
- Some Spaces are Adjacent to Each Other
 - Can be combined or divided
 - Call and tell us what you need