

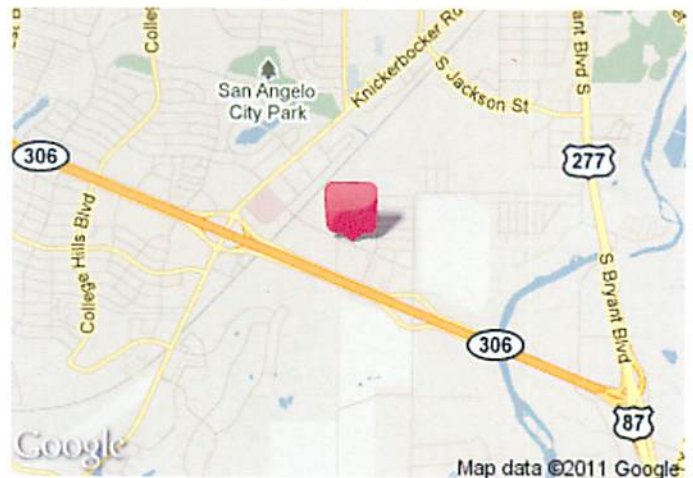
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# Medical Office Space

## 1820 Sunset Drive, San Angelo, TX 76904

Listing ID: 2102073  
Property Type: Office For Lease  
Office Type: Medical  
Rental Rate: \$20.69 PSF (Annual)  
Monthly Rent: \$5,000.08  
Lease Types: Modified Gross  
Contiguous Space: 2,900 SF  
Total Available: 2,900 SF  
Nearest MSA: San Angelo  
County: Tom Green  
Tax ID Number/APN: 0516750000000300  
Zoning: CG  
Class of Space: Class A  
Building Size (RSF): 2,900 SF  
Road Type: Paved  
Property Visibility: Excellent  
Tenancy: Single Tenant  
Year Built: 2009  
Construction/Siding: Brick  
Parking Type: Surface



### Property Overview

Newly Constructed Medical office space located near Community Medical Center. The free standing building consists of waiting room, nurses station, 3 medium sized exam rooms, 2 larger exam rooms, and 3 large office that could be converted into more exam rooms if needed. Large parking area with mature landscaping and high visibility. There is also additional land to the East which could be used for future expansion if needed. There is equipment in place which could be negotiated with the lease.

### Property Contacts



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