

FOR LEASE

121 S. Broadway Ave., Tyler, TX 75702

FAIR BUILDING



- Newly renovated; centrally located in Downtown Tyler
- Directly located next to a free parking garage
- After hours building security
- AT&T fiber available
- Floors 3-8; multiple suites
- 142-26,713 sq ft available
- Full Service Rate: \$12.00/RSF/YR
- Build-to-suit available
- Call for retail space opportunity



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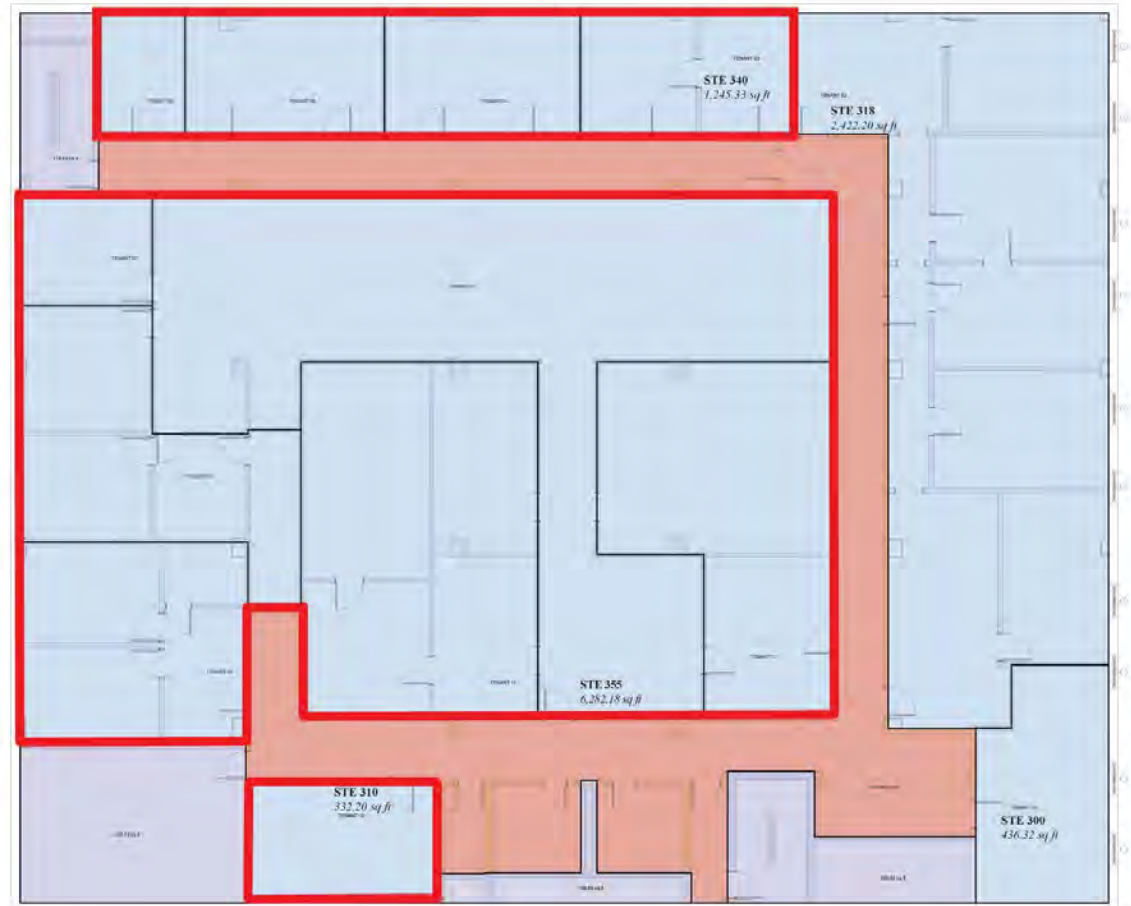


Suite Availability

Ste 310	332 RSF
Ste 340	1,245 RSF
Ste 355	6,282 RSF



3RD FLOOR



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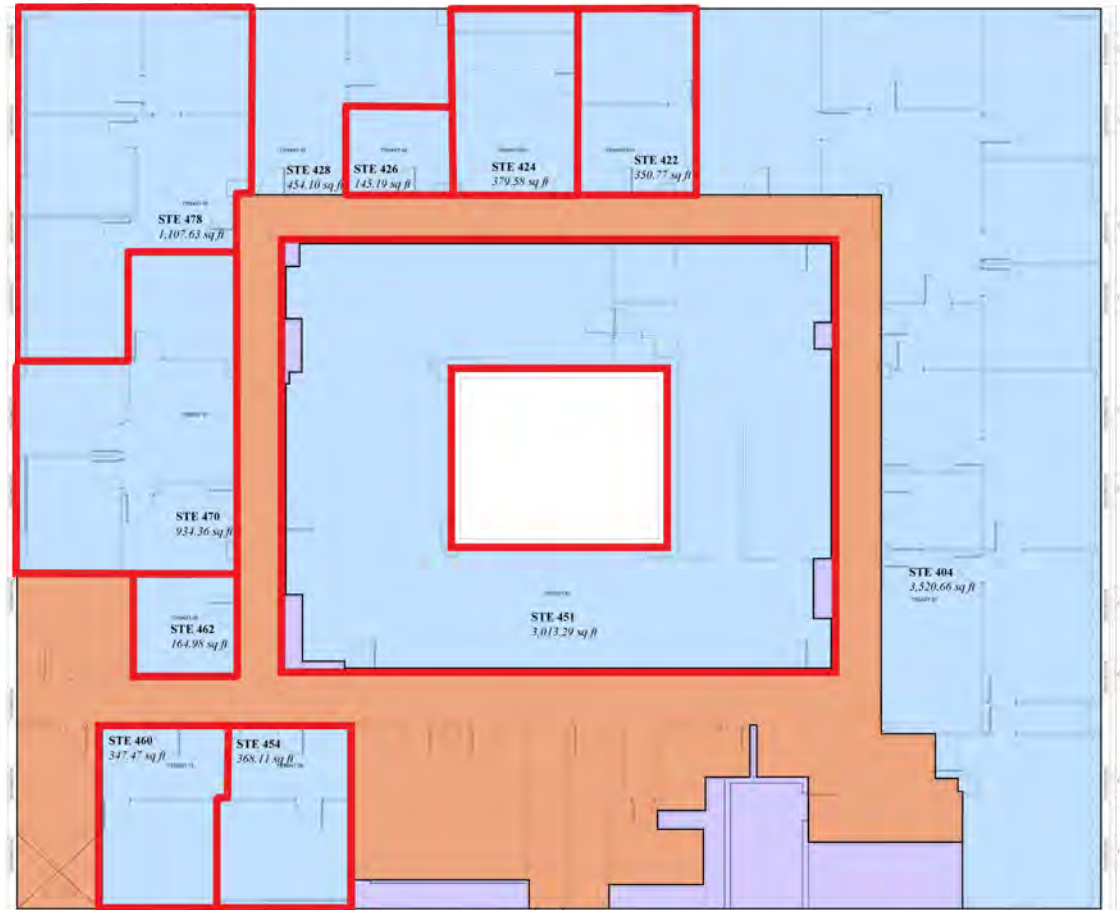


Suite Availability

Ste 422	351 RSF
Ste 424	380 RSF
Ste 426	145 RSF - move in ready
Ste 451	3,013 RSF
Ste 454	368 RSF
Ste 460	347 RSF
Ste 462	165 RSF
Ste 470	934 RSF
Ste 478	1,108 RSF - move in ready



4TH FLOOR



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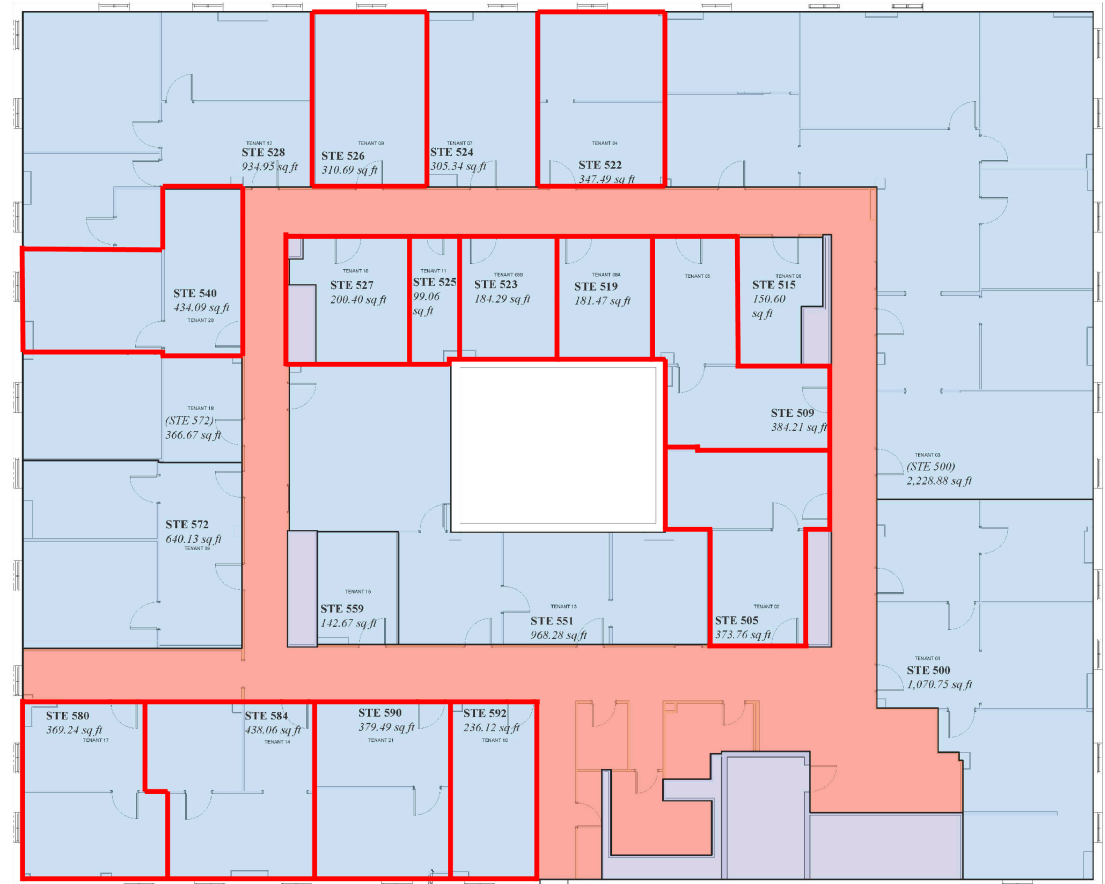


Suite Availability

Ste 505	373 RSF	- move in ready
Ste 509	384 RSF	
Ste 519	181 RSF	- move in ready
Ste 522	347 RSF	
Ste 523	184 RSF	
Ste 525	99 RSF	
Ste 527	200 RSF	
Ste 540	434 RSF	
Ste 580	369 RSF	
Ste 584	438 RSF	
Ste 590	379 RSF	
Ste 592	236 RSF	



5TH FLOOR



FIFTH FLOOR PLAN



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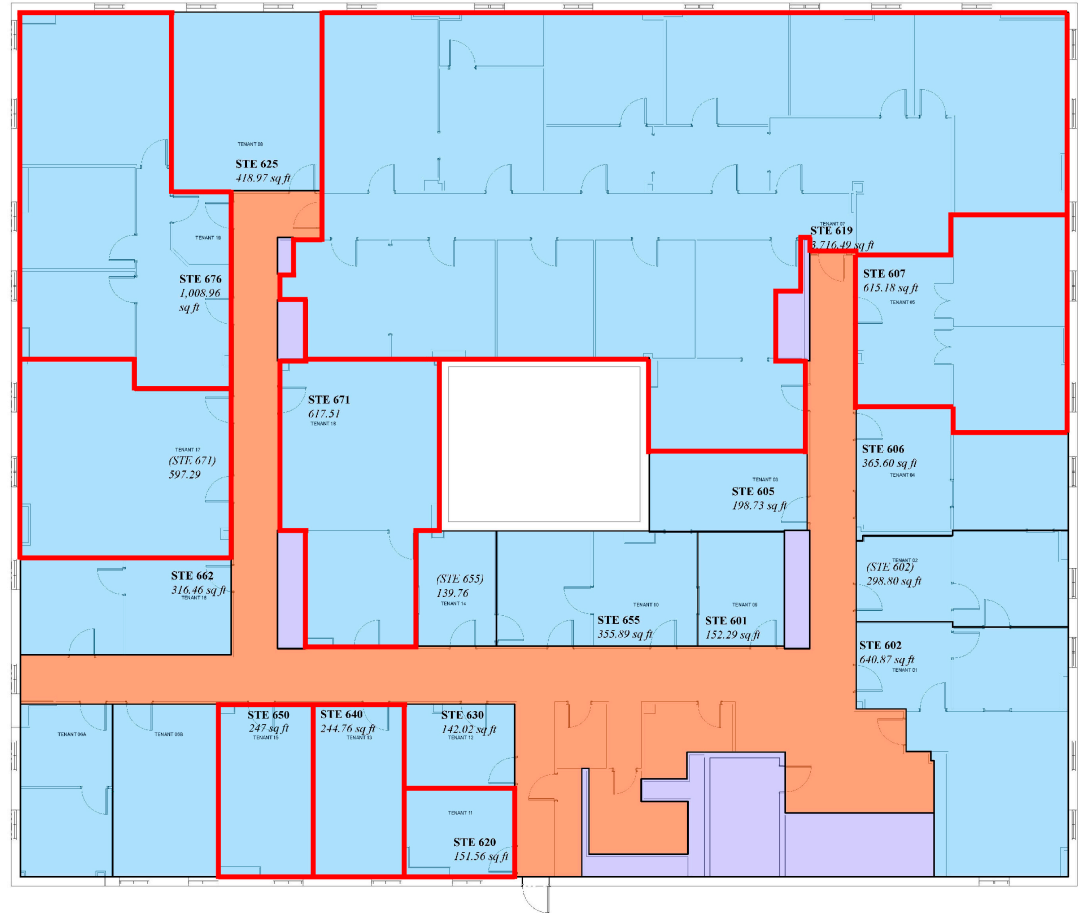


Suite Availability

Ste 607	615 RSF - move in ready
Ste 619	3,716 RSF - move in ready
Ste 620	152 RSF
Ste 640	245 RSF
Ste 650	247 RSF
Ste 671	1,215 RSF
Ste 676	1,009 RSF - move in ready



6TH FLOOR



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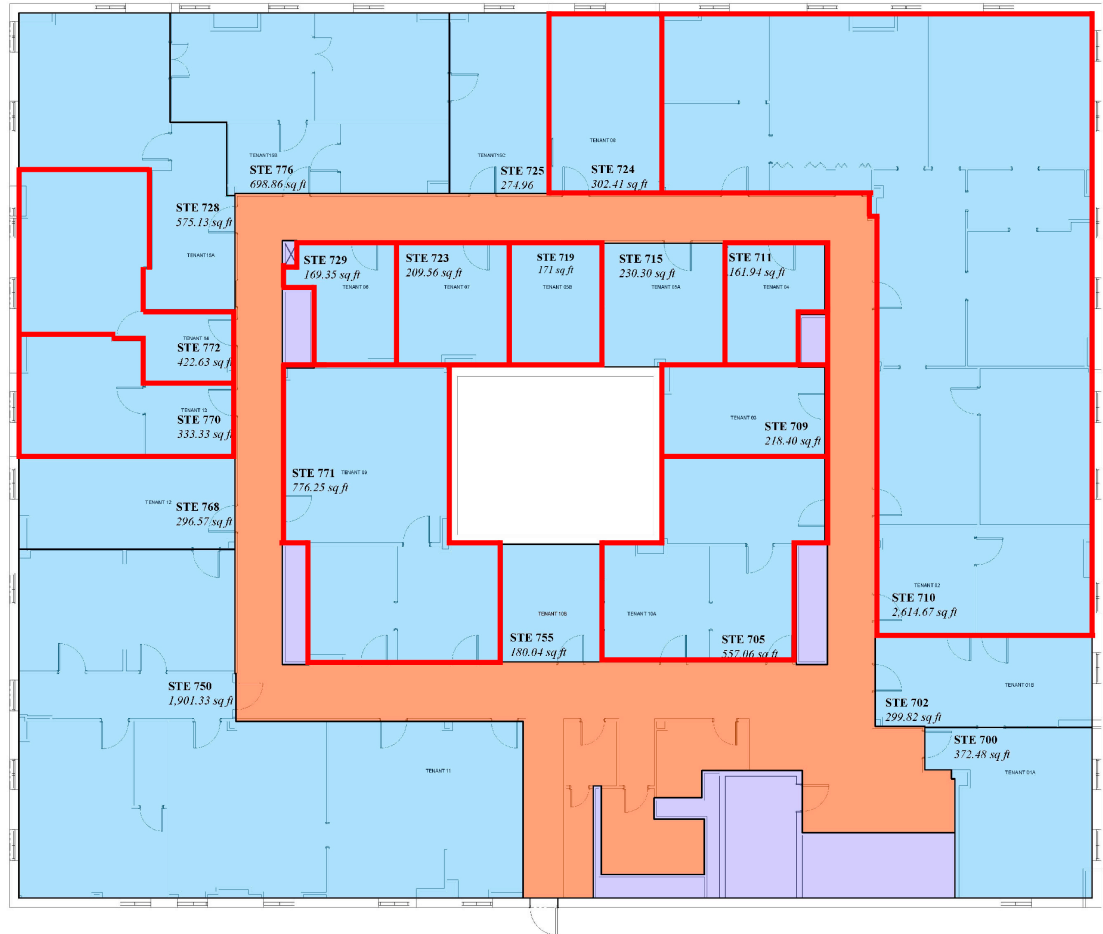


Suite Availability

Ste 705	557 RSF
Ste 709	218 RSF - move in ready
Ste 710	2,615 RSF
Ste 711	162 RSF
Ste 729	169 RSF
Ste 770	333 RSF
Ste 771	776 RSF
Ste 772	423 RSF



7TH FLOOR



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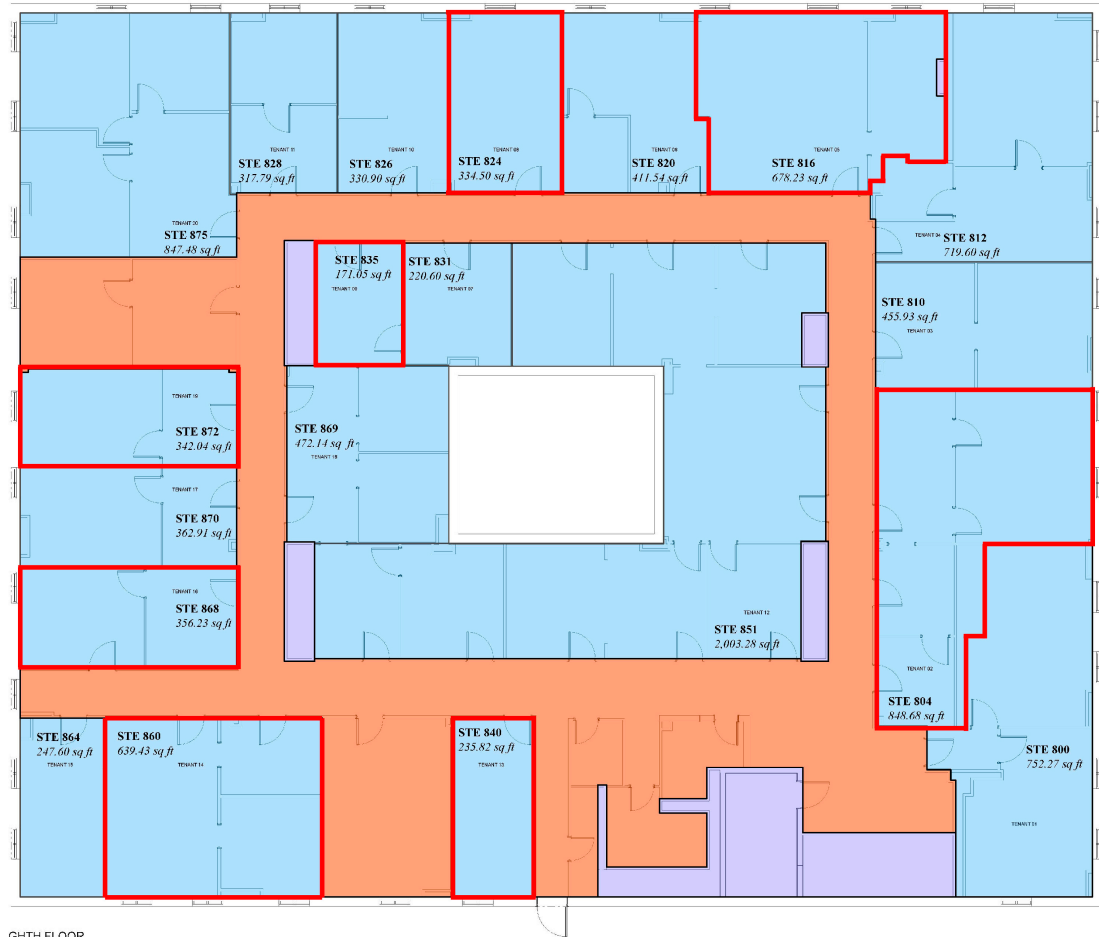


Suite Availability

Ste 804	849 RSF
Ste 816	678 RSF - move in ready
Ste 824	335 RSF - move in ready
Ste 835	171 RSF
Ste 840	236 RSF
Ste 860	639 RSF - move in ready
Ste 868	356 RSF - move in ready
Ste 872	342 RSF - move in ready



8TH FLOOR



8TH FLOOR



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