

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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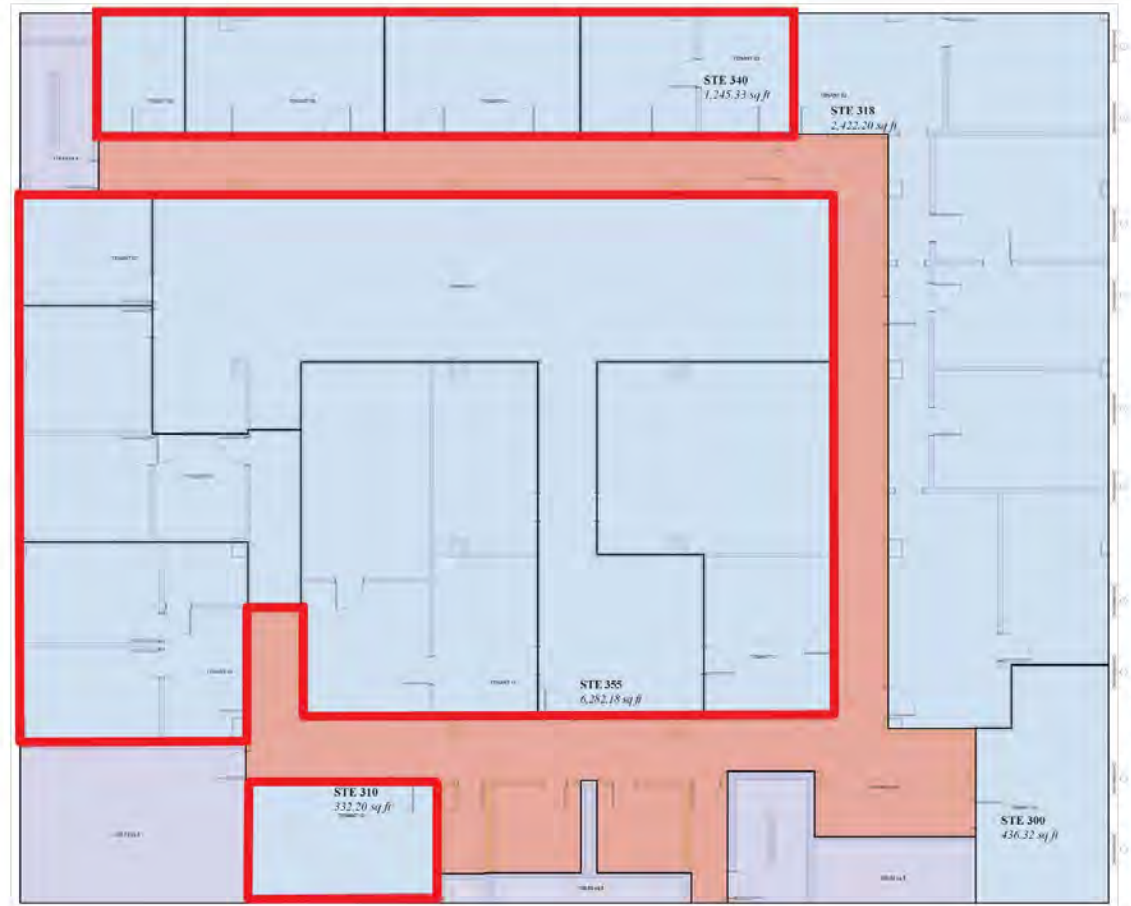


Suite Availability

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



3RD FLOOR



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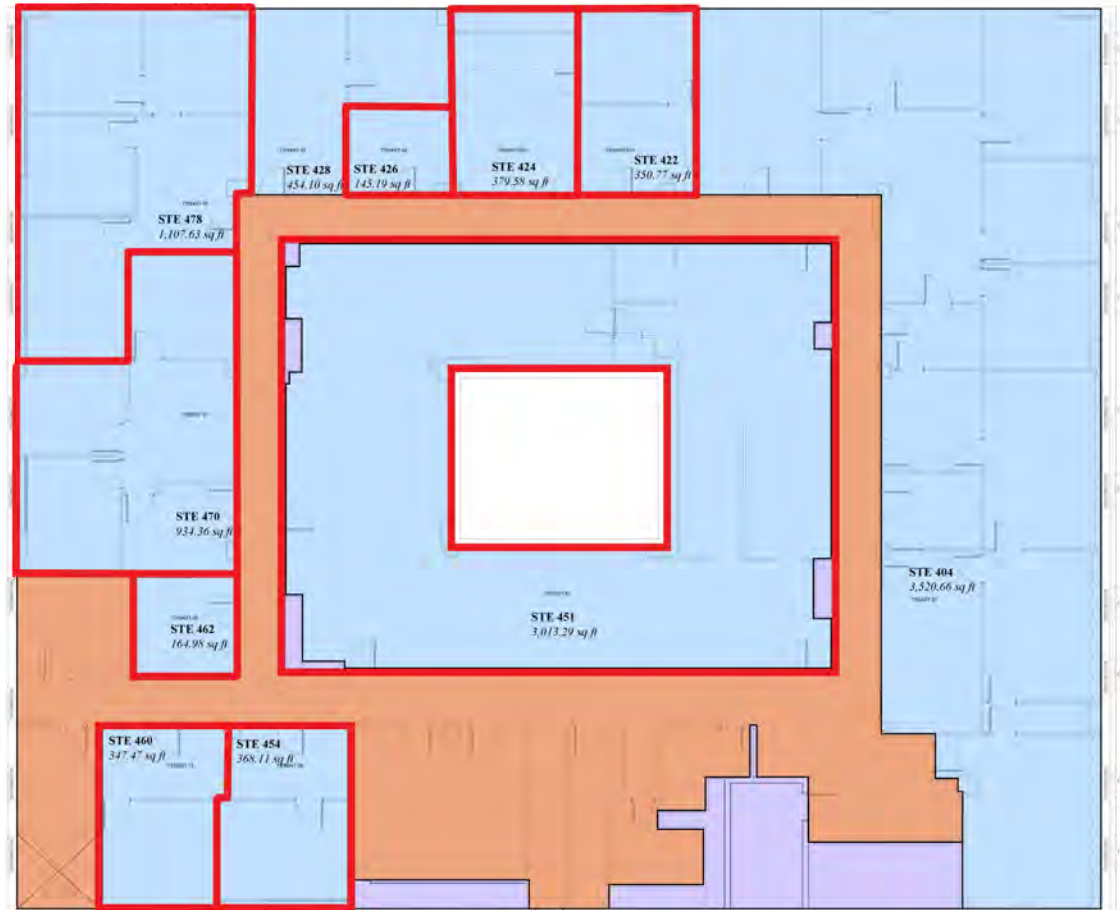


Suite Availability

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 - move in ready
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
Ste 509	384 RSF
Ste 519	181 RSF
Ste 522	347 RSF
Ste 523	184 RSF
Ste 525	99 RSF
Ste 526	616 RSF - move in ready
Ste 527	200 RSF
Ste 540	434 RSF - move in ready
Ste 580	369 RSF
Ste 584	438 RSF
Ste 590	379 RSF
Ste 592	236 RSF

5TH FLOOR



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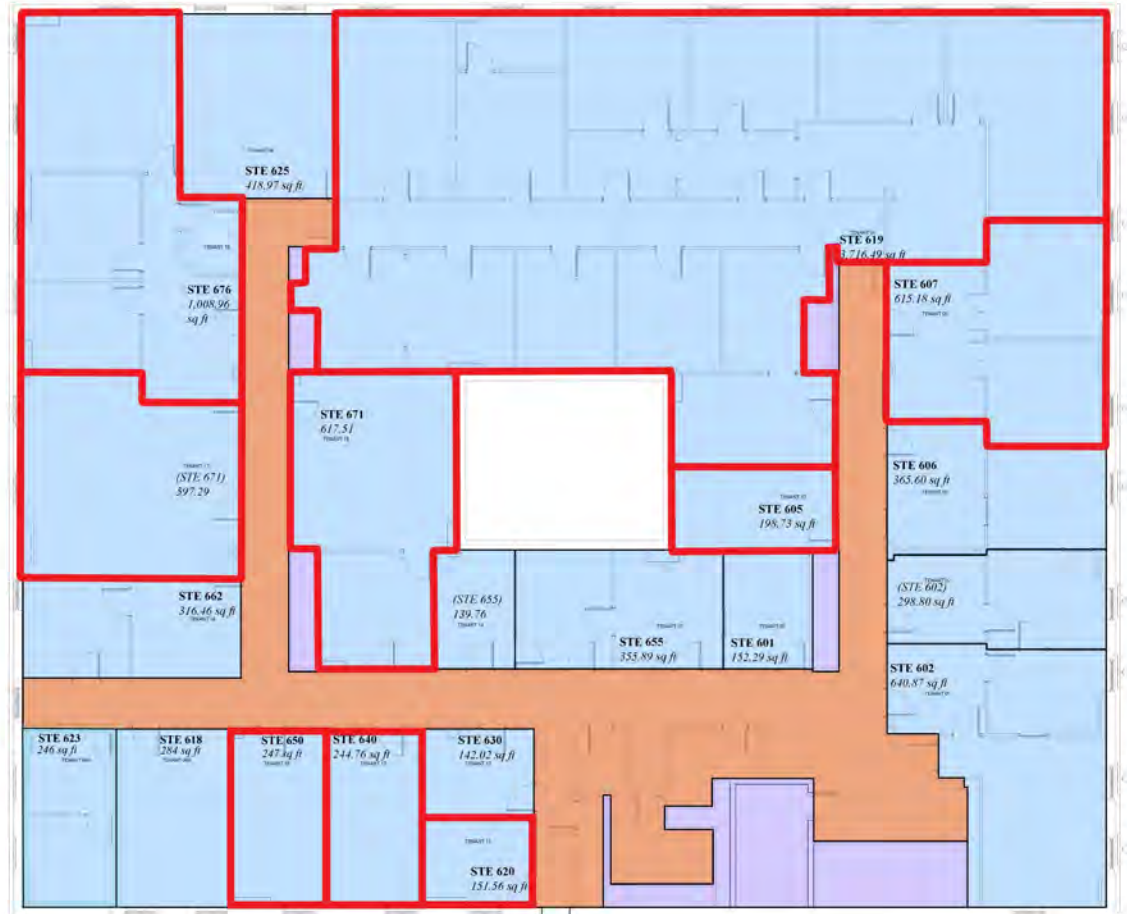


Suite Availability

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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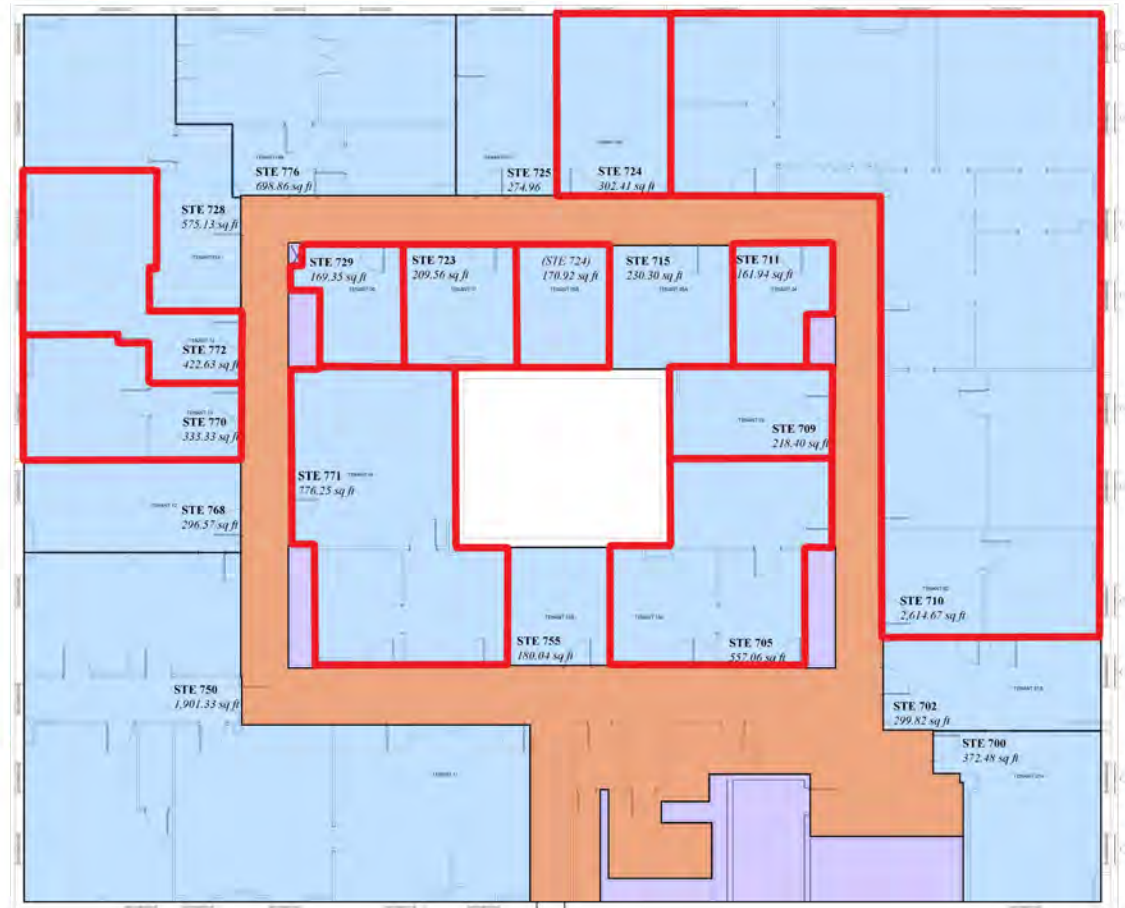


Suite Availability

Ste 705	557 RSF
Ste 709	218 RSF - move in ready
Ste 710	2,615 RSF
Ste 711	162 RSF
Ste 723	210 RSF
Ste 724	473 RSF
Ste 729	169 RSF
Ste 770	333 RSF - move in ready
Ste 771	776 RSF
Ste 772	423 RSF



7TH FLOOR



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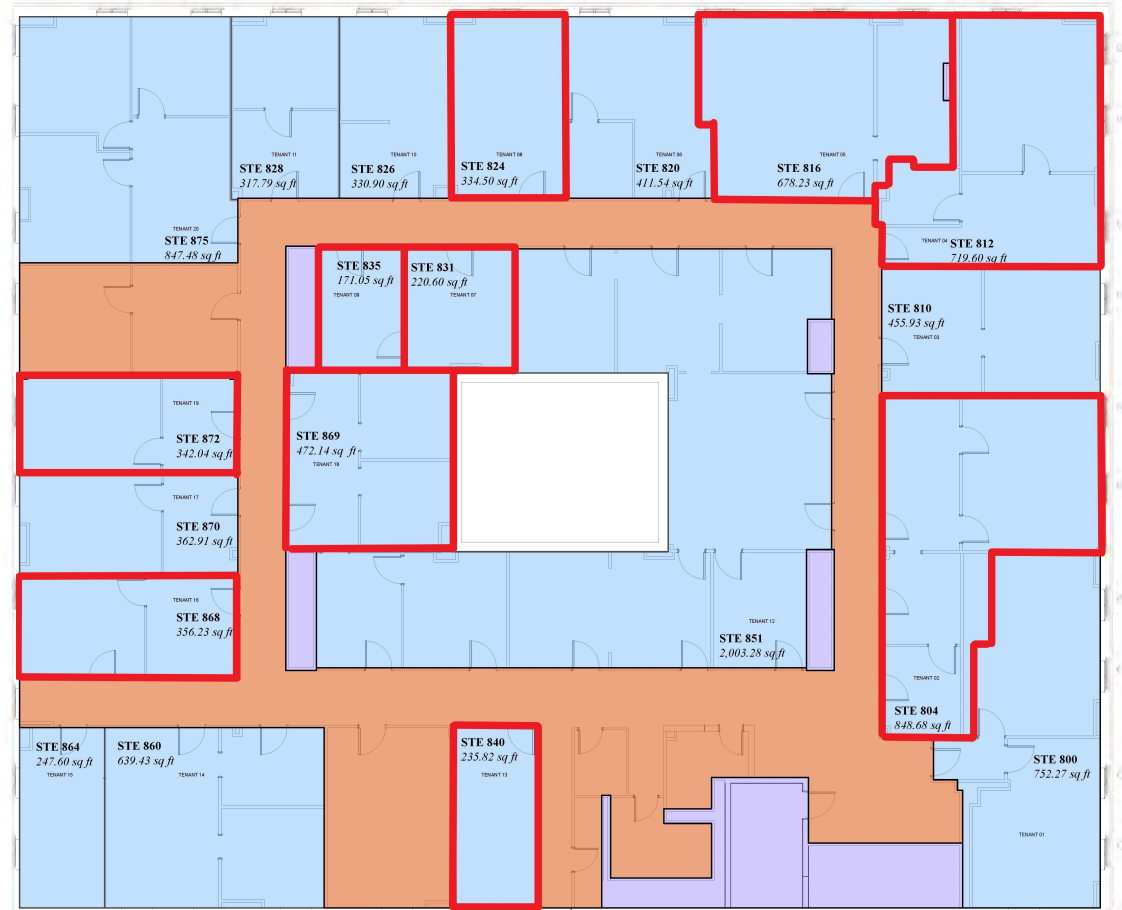


Suite Availability

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	752 RSF
Ste 868	356 RSF - move in ready
Ste 872	342 RSF - move in ready



8TH FLOOR



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