

3411 West McGraw, Magnolia



**Rare small suite space
available for sublease or longer
lease direct with landlord**

1260 square feet comprised of two separate suites joined with a large pass through. Neighboring tenants are beauty shop, Bank of American and a veterinary clinic. Current tenant Pet Pros is relocating within the market.

- Current lease expires 4-30-2011
- Good opportunity to try a short term lease while leaving the opportunity for a longer term directly with Landlord.
- Rent is currently \$28.11 a foot
- Total occupancy in calendar year 2009 was \$39,528 inclusive of tenant pro-rata share of taxes, insurance and maintenance.



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