

\$24 - 2124 Gabriels Place 101, New Braunfels

MLS® #6259139

\$24

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.21 Acres

Creekside Wellness Center, New Braunfels, TX

Listing By: Zane M. McCartney,
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PROPERTY DESCRIPTION Brand new tilt wall construction with great location near regional hospital, excellent parking ratio, and plenty of linkages nearby. Delivering in shell condition in September 2021.

LOCATION DESCRIPTION Lease space is in an excellent location within a 52-acre mixed-use development. This area is experiencing rapid growth on the Northside of New Braunfels. The building is located across FM 306 from Resolute Hospital and one mile from IH 35, Buc-ees, and Creekside Towncenter. Many nearby restaurants, retail, professional/medical office, and single-family/multi-family.

PROPERTY FACTS

Building Type: Office/ Retail

Year Built: 2021

Building Height: 1 Story

Building Size: 12,150 sf

Lease Rate: \$24-28/sf*

Estimated NNN: \$5.00

TI Allowance: \$46-56/sf*

Available SF: 4,120 sf

Lease Term: 3 - 7+ Years*

*Actual terms subject to tenant qualifications

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	6259139
List Price	\$24
Sale Price	\$24
Sale Date	February 10th, 2022
Bathrooms	0.00
Acres	1.21
Year Built	2021
Type	Commercial Lease
Sub-Type	Office
Status	Closed

Community Information

Address	2124 Gabriels Place 101
Subdivision	Creekside Wellness Center
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Features	Curbs, Gutter(s)
Parking	Additional Parking, On Site, Off Street, Parking Lot, Community Structure
View	City

Interior

Interior	Concrete
Heating	None
Cooling	None

Exterior

Construction	Concrete, Stone, Stucco
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