



# DUNHILL PARTNERS

Commercial Brokerage & Investments

## FOR LEASE

### PARKER SQUARE SHOPPING CENTER

**Location: Southeast Section of Kell Freeway & Kemp Boulevard**

**Description: Multi-Tenant neighborhood Shopping Center with a mix of national, regional, and local Tenants. Recently renovated with excellent rental rates.**

**Available**

#### Suites:

Suite	Size	Mo. Base Rent	Rate
2410 Jack Street	2,044 s/f	\$2,555.00	\$15.00 s/f NNN
2912 Garnett	4,636 s/f	\$6,760.83	\$17.50 s/f NNN
2914 Garnett	1,415 s/f	\$2,181.46	\$18.50 s/f NNN
3001 Garnett #300	1,814 s/f	\$2,343.08	\$15.50 s/f NNN

<b>Current Net Charges:</b>	<b>Common Area Maintenance</b>	<b>\$1.02 s/f</b>
	<b>Property Taxes</b>	<b>\$2.73 s/f</b>
	<b>Property Insurance</b>	<b>\$.26 s/f</b>
	<b>Total Net Charges</b>	<b>\$4.01 s/f</b>

**Finish Out Allowance: Negotiable**

**Terms: 5 – 10 Years**