



FOR SALE OR LEASE
The Victorian Manor Office Complex
825 John Ben Shepperd Parkway
Odessa, Texas 79761



12,591 Square Feet of Office Space
Offering Price: ~~\$475,000~~
Reduced to: \$375,000

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Why pay rent for office space and make someone else wealthy? The Victorian Manor is being offered for sale at a price of approximately \$30 per square foot. This is less than the square foot price of most homes being offered for sale in the Odessa area! How can you not take advantage of this type of investment? For this price you can purchase your own office building and lease it to your company along with other tenants. Your company can enjoy great office space at a very competitive lease rate, and you can be the landlord. If that is not good enough, the Seller is willing to provide short term financing to make the transition of ownership even more flexible. No matter the size of your company, you need to visit the property. Office suites range from 1,298 square feet to 4,750 square feet. Lease rates start at only \$7.50 per square foot, plus utilities. Don't wait! This is the first time in years that there has been a vacancy at the Victorian Manor which would allow this owner/user opportunity. Where else can you find a building of this size and quality at such a reasonable price per square foot?

The Victorian Manor is a 12,591 square foot office building located on the popular John Ben Shepperd Parkway. The two story building is well known for its unique architecture and was originally designed as an office condominium project. The entire complex is being offered for sale, and individual suites are available for lease. Currently the property is divided into five individual suites that consist of approximately 4,750 sf, 2,597 sf, 2,156 sf, 1,790 sf, and 1,298 sf, respectively. Each unit includes it's own private restroom, wet bar, HVAC system, and is separately metered for utilities. The units also include wonderful stained wood paneling and trim giving a very rich look. The exterior of the building is brick veneer with wood siding.

To personally visit the property, please call Randy Gool of Westar Realty Corporation at 512/658-5200. You can also visit our website at www.westar-realty.com.

The property is being offered subject to prior sale, price changes, and other terms and conditions of sale. Please contact you legal or accounting counsel in regards to this offering.

