

# FOR LEASE - OFFICE/RETAIL SPACE

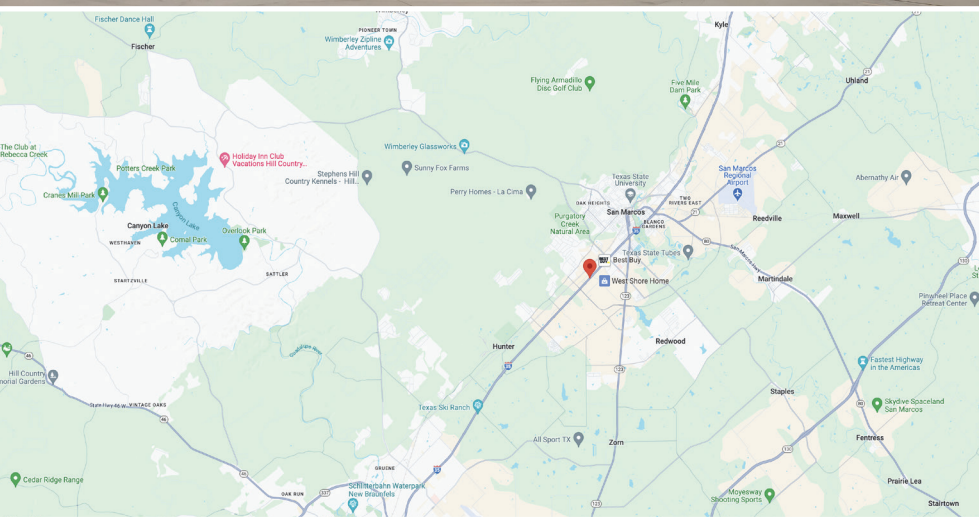
2575 S IH 35

San Marcos, Texas 78666

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



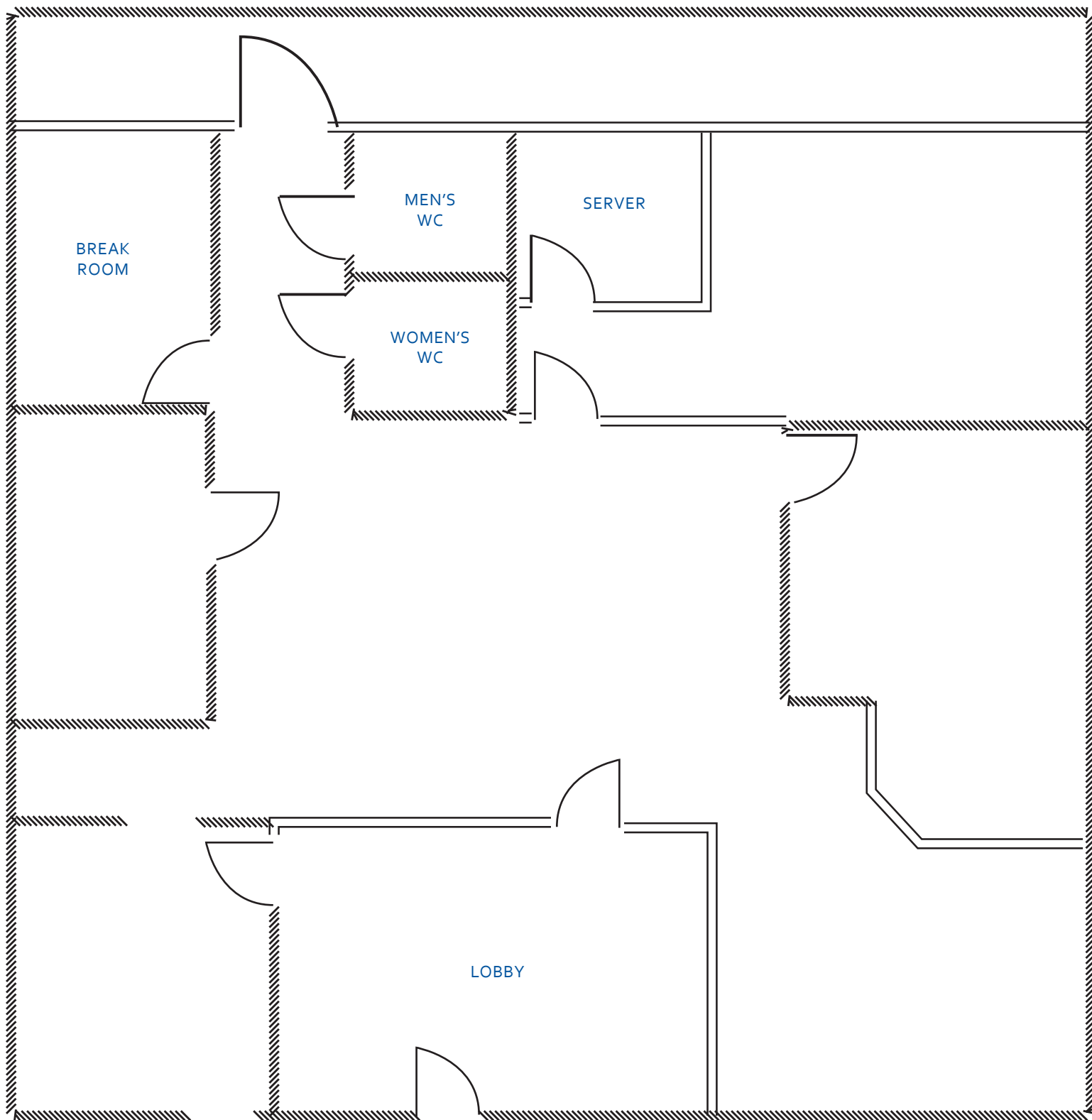
- Use: Office or Retail
- Availability: January 1, 2025
- 2,300 sq.ft.
- Rent: \$19.75/ft./yr. + expenses
- Suite #103
- Expenses: \$6.00/ft./yr. + electricity and janitorial
- Parking: 10 spaces



**CHRIS ODDO** (512) 736-5933  
oddo@toweratx.com

5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735  
512.582.0150 | www.toweratx.com

Information contained herein is deemed reliable but not guaranteed and should be independently verified; Broker assumes no responsibility for the accuracy thereof. Offering made subject to errors, omissions, change, sale or withdrawal without notice. Property is offered without regard to race, creed, nationality, disability or gender.



**CHRIS ODDO** (512) 736-5933  
oddo@toweratx.com

5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735  
512.582.0150 | [www.toweratx.com](http://www.toweratx.com)

Information contained herein is deemed reliable but not guaranteed and should be independently verified; Broker assumes no responsibility for the accuracy thereof. Offering made subject to errors, omissions, change, sale or withdrawal without notice. Property is offered without regard to race, creed, nationality, disability or gender.