

# 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 4-30-2012
- Good opportunity to try a short term lease while leaving the opportunity for a longer term directly with Landlord.
- Asking Rent is \$29.00 a foot
- Short term lease with current tenant concessions available.



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