

Office Space for Lease

Millennium Plaza — 5230 Old Jacksonville Hwy, Tyler, TX 75703

701 - 2,373 SF | \$25 - \$33/SF/YR FS



IHRIG
PROPERTIES

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PROPERTY OVERVIEW

Millennium Plaza is a unique, elegant office complex at the lighted corner of Old Jacksonville Hwy and Rice Road — two 20,000 SF, two-story buildings totaling 40,000 SF in Tyler's fastest-growing retail and office corridor. Built in 2020 and finished to a Class A standard, the property offers a central courtyard, multiple staircases, elevators, second-floor balconies, and abundant parking. Suites are available from 701 to 2,373 SF on a full-service gross basis — all utilities included — with flexible floor plans and a sizable tenant improvement allowance.



MILLENNIUM PLAZA

Building Highlights

- Class A office complex built in 2020, 40,000 SF across two 2-story buildings
- Suites available from 701 SF up to 2,373 SF max contiguous
- Full-service gross lease — all utilities paid
- Central courtyard with seating, ideal for meetings or lunch breaks
- Elevators, multiple staircases, and second-floor balconies
- Sizable tenant improvement allowance available
- Located at the lighted corner of Old Jacksonville Hwy & Rice Road
- Minutes from Tyler's finest dining, shopping, and banking
- Abundant on-site parking
- Quiet, park-like setting removed from the everyday hustle and bustle

701-2,373 SF

AVAILABLE SUITES

40,000 SF

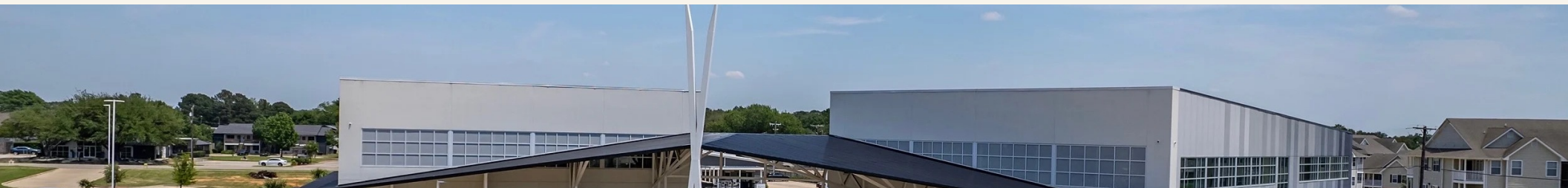
TOTAL BUILDING

CLASS A

BUILDING CLASS

\$25-\$33/SF/YR FS

LEASE RATE





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