

OFFICE BUILDING FOR LEASE

EXECUTIVE OFFICE SUITES



Situated in the heart of Harlingen CBD, these executive office suites are blocks away from the USPS, the iconic Bank of America building, and many other Harlingen businesses. The 77/83 interchange is only minutes away, as is Valley International Airport. This is the perfect space for a tenant who needs to be in the middle of Harlingen commerce while maintaining access to the rest of the Rio Grande Valley.



FOR LEASE EXECUTIVE OFFICE SUITES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	500 SF
Lease Rate:	\$16.80 SF/yr (Full Service)
Lot Size:	0.24 Acres
Year Built:	2014
Building Size:	7,500 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Built in 2014, these 500 SF executive office spaces are perfect for tenants who need to be in the middle of Harlingen commerce while maintaining access to the rest of the Rio Grande Valley. Each office includes an office desk, an office chair, and a bookshelf. Internet is provided, and for an additional \$15/month tenant may receive access to the copier and admin duties performed by the building receptionist. Co-tenants include Jeff Davis Law Firm and CHRE.

PROPERTY HIGHLIGHTS

- Executive office suites in a professional office
- Internet provided
- Office desk, office chair, and bookshelf provided
- Copier and admin duties available for an additional \$15/month
- Co-tenants include Jeff Davis Law Firm and CHRE

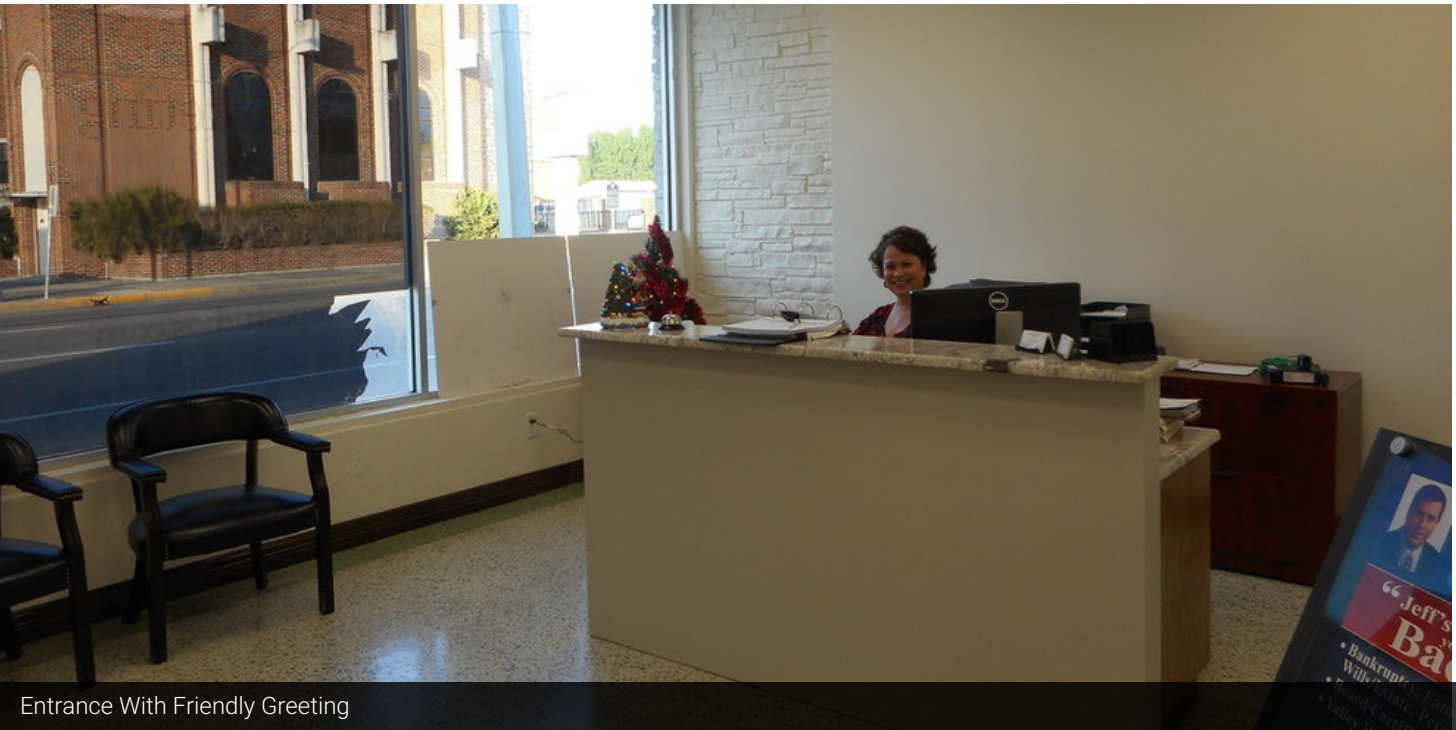


CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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ADDITIONAL PHOTOS



Entrance With Friendly Greeting



Entrance/Reception



Conference Room



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ADDITIONAL PHOTOS



Additional Work Stations



Typical Executive Suite Layout



Copy Area

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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,895	54,387	85,925
Median age	33.1	34.0	33.5
Median age (Male)	30.2	32.9	32.2
Median age (Female)	35.9	35.7	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,564	18,134	28,095
# of persons per HH	3.1	3.0	3.1
Average HH income	\$35,389	\$47,972	\$49,518
Average house value	\$75,571	\$75,742	\$86,354

* Demographic data derived from 2010 US Census