

# FOR LEASE SUN PLAZA

5656 S STAPLES ST | CORPUS CHRISTI, TX 78411



## PROPERTY DESCRIPTION

Newly Remodeled, Professional office space conveniently located in Corpus Christi's booming South Side. The South Side of Corpus Christi is the fastest growing area in town and has easy access to the airport and all major thoroughfares. With the current retail and residential growth the area is experiencing, this may soon be considered the next center of town. Ease of ingress & egress to Staples & SPID makes this Class "A" office building within very close proximity to numerous restaurants and child care options. Unreserved parking. Cleaning service provides vacuum and trash take out five days per week. Access cards provide 24 hour access.

## PROPERTY HIGHLIGHTS

- Newly Remodeled
- Southside Location
- Ample Parking

## LAURA SCHABERG

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## OFFERING SUMMARY

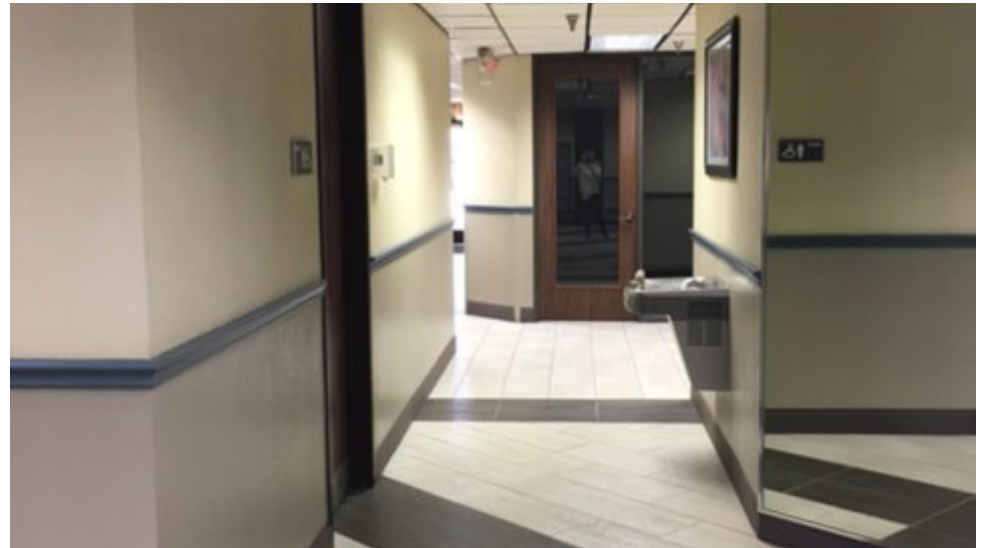
Lease Rate:	Call for Current Rates
Available SF:	1,622 - 3,121 SF
Lot Size:	3.435 Acres
Building Size:	73,831 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,890	45,277	75,110
Total Population	15,009	116,316	198,819
Average HH Income	\$49,763	\$64,368	\$64,080

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**ADAME**  
COMMERCIAL  
REAL ESTATE SOLUTIONS

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JOEADAME.COM

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- LEASE TYPE | Full Service
- TOTAL SPACE | 1,622 - 3,121 SF
- LEASE TERM | Negotiable
- LEASE RATE | Call for Current Rates



SUN PLAZA  
2ND FLOOR LEASE PLAN  
5656 S. STAPLES STREET  
CORPUS CHRISTI, TEXAS



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 248	Available	1,622 SF	Full Service	Call for Current Rates
Suite 280	Available	3,121 SF	Full Service	Call for Current Rates

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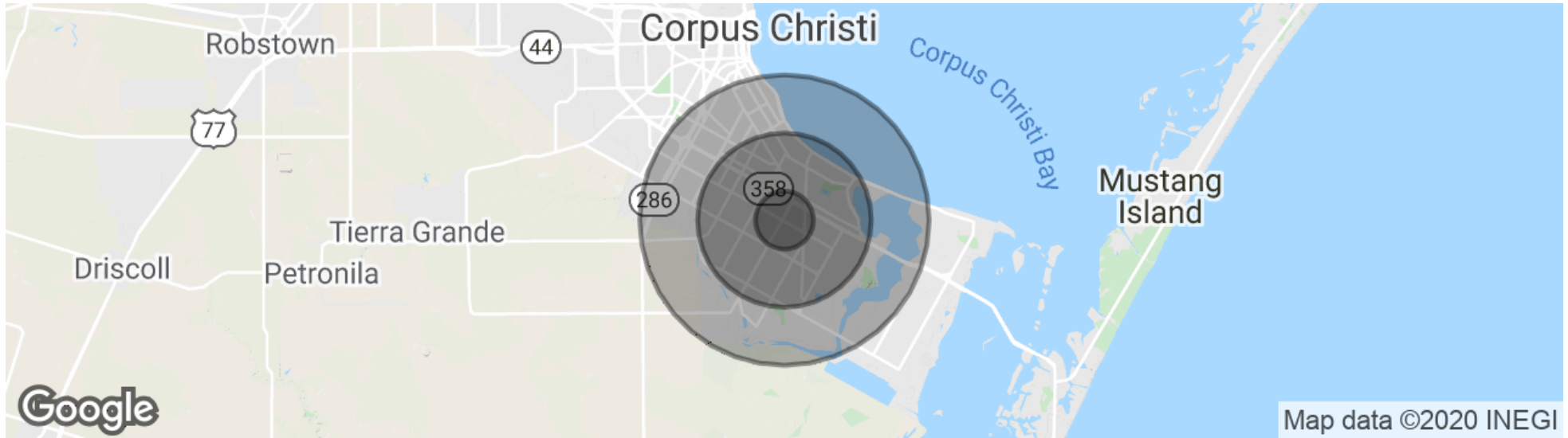


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,009	116,316	198,819
Median age	30.1	34.9	34.5
Median age (Male)	28.2	33.2	33.1
Median age (Female)	31.6	36.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,890	45,277	75,110
# of persons per HH	2.5	2.6	2.6
Average HH income	\$49,763	\$64,368	\$64,080
Average house value	\$138,914	\$151,282	\$153,557

\* Demographic data derived from 2010 US Census

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Joe Adame & Associates, Inc.	416864	joe@joeadame.com	361-880-5888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Adame	145894	joe@joeadame.com	361-880-5888
Designated Broker of Firm	License No.	Email	Phone
Mark Adame	480169	mark@joeadame.com	361-880-5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Schaberg	523693	laura@joeadame.com	361-880-5888
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date