

ONE SHORELINE PLAZA

800 NORTH SHORELINE BLVD
CORPUS CHRISTI, TX 78401

LEASE RATE:
CALL FOR
RATES



MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealestate.com

CHANDLER MOREAU
361.265.4184
chandler@craveyrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	99 - 22,030 SF	Lease Rate:	Call for Rates

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
LL 20 North	Available	955 SF	NNN	Call for Rates
LL 30 North	Available	551 SF	NNN	Call for Rates
LL 35 North	Available	669 SF	NNN	Call for Rates
LL 40 North	Available	99 SF	NNN	Call for Rates
LL 20 South	Available	618 SF	NNN	Call for Rates
100 North	Available	2,214 SF	NNN	Call for Rates
350 South	Available	4,370 SF	NNN	Call for Rates
410 South	Available	2,528 SF	NNN	Call for Rates
430 South	Available	603 SF	NNN	Call for Rates
450 South	Available	368 SF	NNN	Call for Rates
400 South	Available	2,832 SF	NNN	Call for Rates
440 North	Available	323 SF	NNN	Call for Rates
600	Available	22,030 SF	NNN	Call for Rates
700 South	Available	1,908 SF	NNN	Call for Rates
720 South	Available	4,141 SF	NNN	Call for Rates
700 North	Available	10,479 SF	NNN	Call for Rates
900 South	Available	6,736 SF	NNN	Call for Rates
1010 South	Available	1,536 SF	NNN	Call for Rates
1000 North	Available	7,472 SF	NNN	Call for Rates
1100 South	Available	5,524 SF	NNN	Call for Rates
1200 South	Available	5,531 SF	NNN	Call for Rates
1200 North	Available	2,767 SF	NNN	Call for Rates
1210 North	Available	1,425 SF	NNN	Call for Rates
1410 North	Available	1,817 SF	NNN	Call for Rates

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealestate.com

CHANDLER MOREAU

361.265.4184
chandler@craveyrealestate.com

LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1600 South	Available	3,436 SF	NNN	Call for Rates
1650 South	Available	2,100 SF	NNN	Call for Rates
1740 South	Available	299 SF	NNN	Call for Rates
1750 South	Available	2,595 SF	NNN	Call for Rates
1800 South	Available	2,920 SF	NNN	Call for Rates
1850 South	Available	2,604 SF	NNN	Call for Rates
1900 South	Available	2,920 SF	NNN	Call for Rates
2000 South	Available	5,524 SF	NNN	Call for Rates
2100 South	Available	5,524 SF	NNN	Call for Rates
2110 North	Available	2,040 SF	NNN	Call for Rates
2300 South	Available	2,618 SF	NNN	Call for Rates
2350 South	Available	2,906 SF	NNN	Call for Rates
2400 South	Available	3,034 SF	NNN	Call for Rates
2460 South	Available	2,490 SF	NNN	Call for Rates
2560 South	Available	592 SF	NNN	Call for Rates
2570 South	Available	2,113 SF	NNN	Call for Rates
2600 South	Available	5,430 SF	NNN	Call for Rates
2700 South	Available	2,557 SF	NNN	Call for Rates

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealstate.com

CHANDLER MOREAU

361.265.4184

chandler@craveyrealstate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	99 - 22,030 SF
Lease Rate:	Call for Rates
Available SF:	Multiple Spaces Available

PROPERTY OVERVIEW

Built in 1985 the twin 28 and 22 story office towers contain approximately 363,302 rentable square feet. One Shoreline Plaza is a Class A, multi-tenant office project offering panoramic ocean views of the Corpus Christi Bay. The project provides a very stable tenant base with a history of renewing tenants. One Shoreline Plaza has historically maintained an occupancy level in the low 80% range while renewing a large percentage of its existing tenant base. Project amenities include ample covered parking, janitorial and maintenance services, dining facilities which include Corpus Christi's luxurious Town Club, executive suites, on-site security, electronic security systems, granite flooring in common areas and is located on the bus line.

PROPERTY HIGHLIGHTS

Building Class:	A	<ul style="list-style-type: none">• Class A office space for lease in one of Corpus Christi's most recognizable buildings!• Twin 28 and 22 story office towers
Zoning:	B-2 Bayfront Business	<ul style="list-style-type: none">• Panoramic ocean views of the Corpus Christi Bay• On site security and electronic security systems• Includes Corpus Christi's luxurious Town Club• Granite flooring in common areas

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealestate.com

CHANDLER MOREAU
361.265.4184
chandler@craveyrealestate.com

Cravey

Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

BUILDING SPECIFICATIONS

Foundation:	The foundation consists of a continuous monolithic slab poured on reinforced concrete footings.
Floor Structure:	The ground floor structure consists of concrete slab on compacted fill, and the remaining floors are metal deck with light-weight concrete cover.
Exterior Walls:	The exterior wall structure is a combination of steel frame with double pane bronze glass panels set in aluminum frames and concrete beige exterior panels.
Electrical:	The electrical system has a service capacity of 4,000 amp M.L.O., 480/277 volt, 3 phase, 4 wire per tower.
Parking:	The attached parking structure is seven levels at the rear of the property. The property features 921 parking spaces (127 uncovered on top of garage), of which 9 are reserved handicapped spaces. This equates to a parking ratio of 2.54 spaces per 1,000 square feet. All parking spaces and vehicle drives are concrete.
Elevator/Stairs:	Five sets of interior stairwells are located within the building. The building also includes twelve Dover passenger elevators. Each tower has 4 elevators with 3,000 pound capacity and 1,000 feet per minute speed. An additional bank of four elevators with 3,000 pound capacity and 350-feet/minute speed handle access to the center section of the building, as well as the adjacent parking garage.
HVAC:	A chilled water system consisting of two 450-ton, and one 200-ton Trane centrifugal SVHE's with U.C.P. Trane microprocessor control and two, 1 cell series 3000 Baltimore belt-driven cooling towers. Armstrong centrifugal series 4600 pumps are used for condenser and chill water loops. An approximate 19.75 ton air handler unit services each floor with the capability of 7,100 cubic feet per minute with final distribution via variable air terminals.
Life Safety System:	The improvements are fire sprinklered, and all tenant areas are equipped with smoke detectors. A Simplex 2001-8005 Voice Communication and Fire Alarm System provides fire alarm and monitoring.
Flood Zone:	Located in Zone B. FEMA Zone B or C is an area that has been identified in the community flood insurance study as an area of moderate or minimal hazard from the principal source of flood in the area.

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915
matt@craveyrealstate.com

CHANDLER MOREAU

361.265.4184
chandler@craveyrealstate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

FOR LEASE

ONE SHORELINE PLAZA | 800 NORTH SHORELINE BLVD

ADDITIONAL PHOTOS



MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealestate.com

CHANDLER MOREAU
361.265.4184
chandler@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AERIAL MAP



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealestate.com

CHANDLER MOREAU

361.265.4184

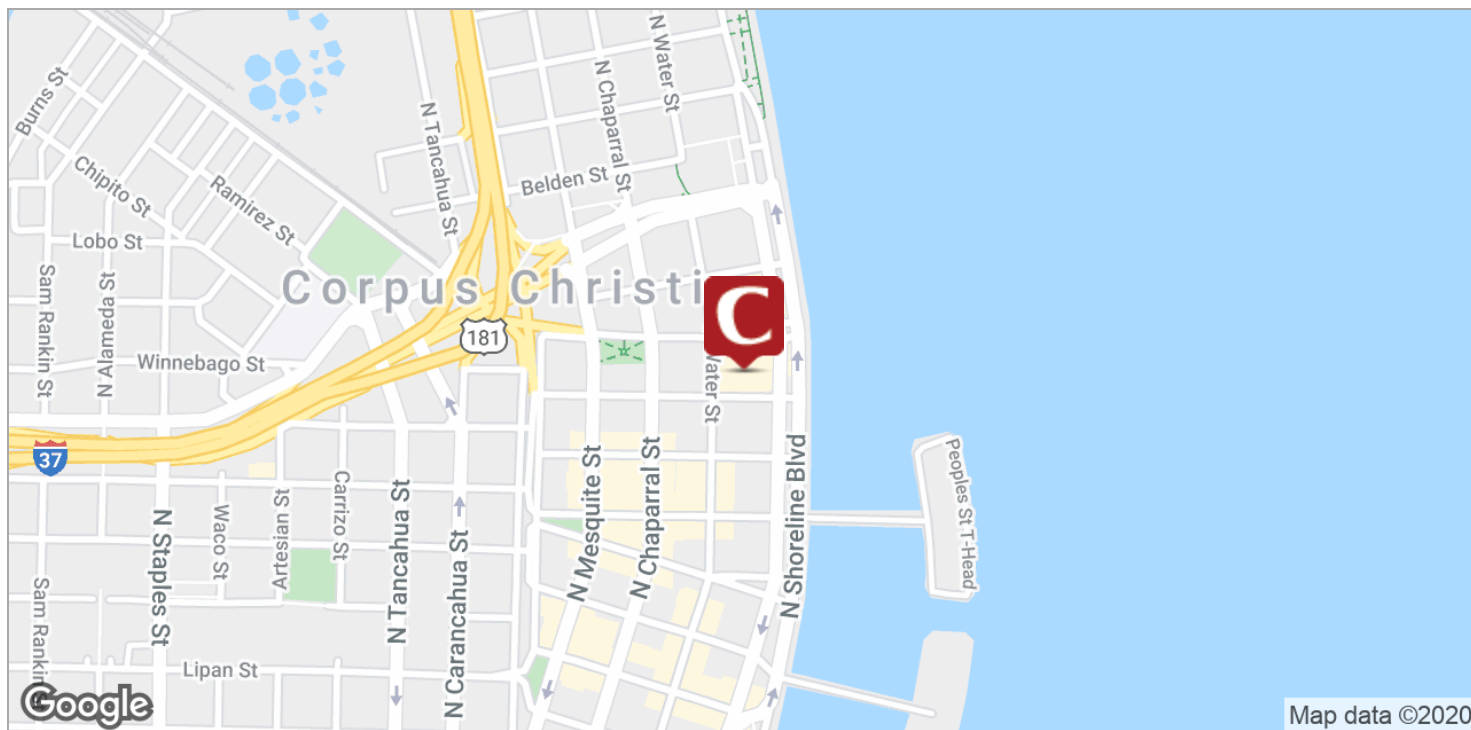
chandler@craveyrealestate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

LOCATION MAPS



MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

matt@craveyrealestate.com

CHANDLER MOREAU

361.265.4184

chandler@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX



Information About Brokerage Services

11-2-2015

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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Cravey Real Estate Services, Inc.	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	203443	matt@craveyrealestate.com	361.221.1915
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0
Untitled