

VALUEBANK TEXAS TOWER

3649 LEOPARD ST
CORPUS CHRISTI, TX 78408

LEASE RATE:
VARIABLE



CHANDLER MOREAU
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MATTHEW CRAVEY, SIOR, CCIM
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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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: VARIABLE

Building Size: 57,534 SF

Available SF: 174 - 10,686 SF

PROPERTY OVERVIEW

ValueBank Texas Tower is a six-story atrium professional office building. 1st floor space available. Top floor space available.

Internet Service Providers readily available to tenants include: CenturyLink (up to 10 Gigabit speeds, which is equivalent to 10,000 Mbps), Level 3 (10 Gigabit speeds), as well as Spectrum cable (for cable television as well as Internet – up to 1 Gigabit speeds)

LOCATION OVERVIEW

Conveniently located at 3649 Leopard, with easy access to I-37, the Port of Corpus Christi, refineries and Portland. It is only 5 minutes to downtown, the industrial area of Corpus and crosstown expressway to the south side of the city.

PROPERTY HIGHLIGHTS

- Customized Office Suites
- Floor Plans from 174 SF - 10,686 SF
- Conference and Break Rooms
- Convenient, No-Charge Parking
- Onsite Management
- Card-Key Access After Hours
- Onsite Banking

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AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 174 - 10,686 SF

LEASE TERM | Negotiable

LEASE RATE | VARIABLE

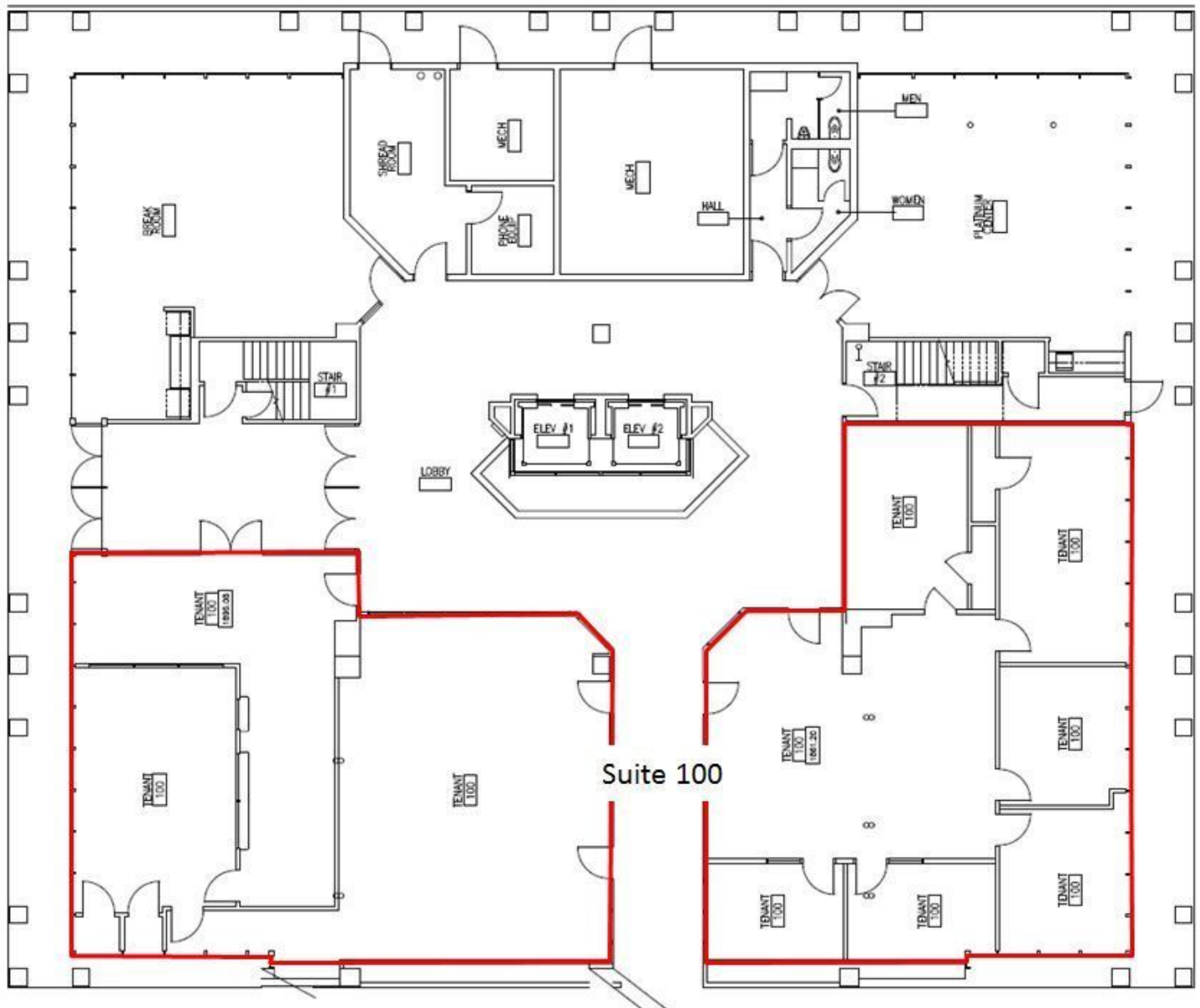
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	4,133 SF	NNN	VARIABLE	1st floor, 6 Offices, Reception Area, Waiting Area, Conference Room, Split Areas
Suite 300-A	174 SF	NNN	VARIABLE	Single Studio Office
Suite 301	2,157 SF	NNN	VARIABLE	Single Studio Office
Suite 400	569 SF	NNN	VARIABLE	2 Offices, Reception Area, Large Closet/Storage Room, Floor-to-Ceiling Windows in Offices
Suite 403	419 SF	NNN	VARIABLE	2 Offices, Open Work Area, Floor-to-Ceiling Windows
Suite 507	1,521 SF	NNN	VARIABLE	4 Offices, Reception Area, Break Area, Floor-to-Ceiling Windows
Suite 508	2,109 SF	NNN	VARIABLE	6 Offices with a Large Meeting Room, Reception Area and Break Room
Suite 510	982 SF	NNN	VARIABLE	Open Concept, 2 Offices, Reception Area
Suite 600	4,524 - 10,686 SF	NNN	VARIABLE	Available 12/1/2019
Suite 602	1,777 - 10,686 SF	NNN	VARIABLE	Larges Offices with a Break Room, Reception Area, Storage Closet and Meeting Room
Suite 603	2,338 - 10,686 SF	NNN	VARIABLE	2 Offices with a Large Open Floor Plan
Suite 605	2,047 - 10,686 SF	NNN	VARIABLE	7 Offices with a Reception Area, Break Room, Server Room and Meeting Room

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FIRST FLOOR PLAN

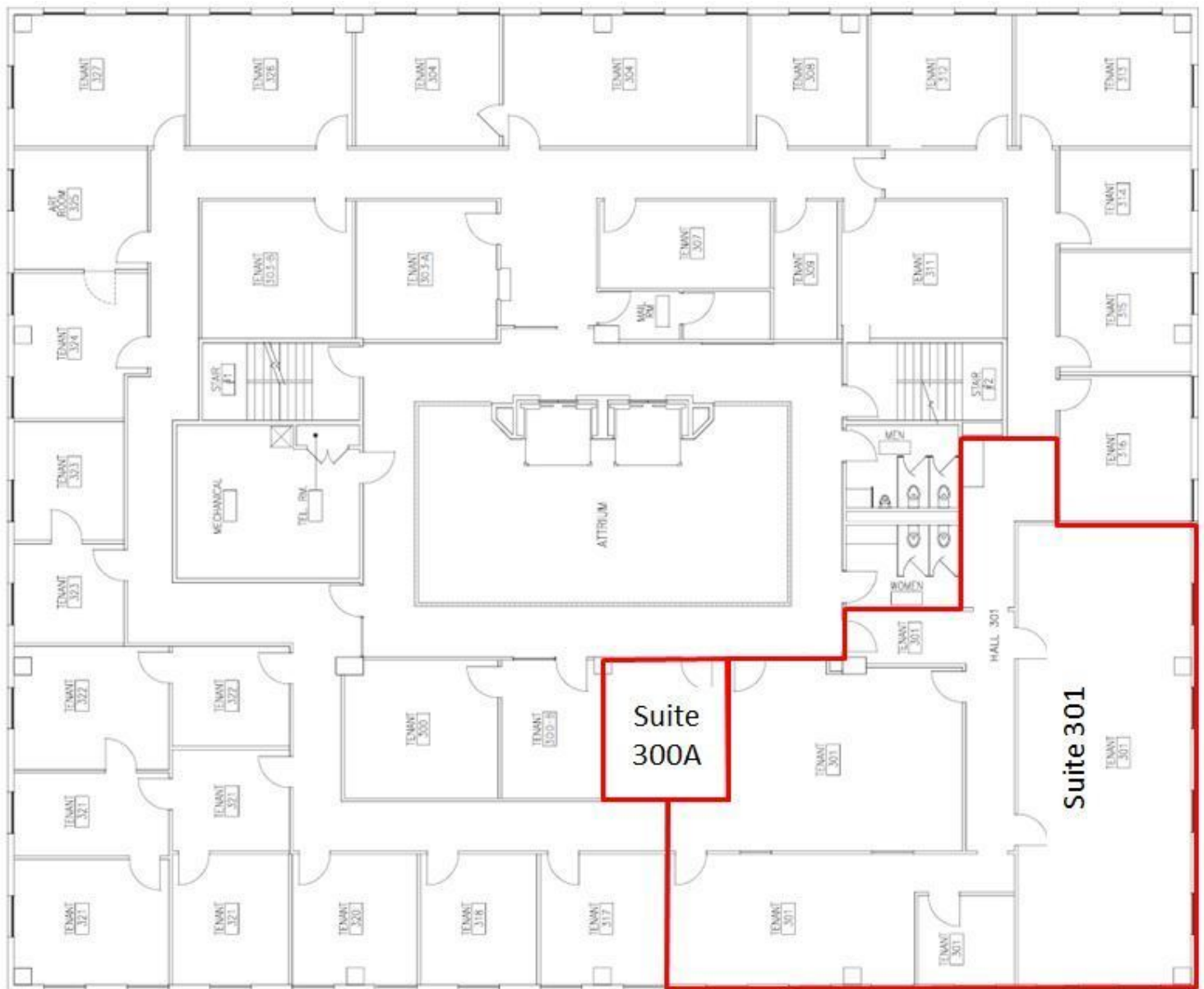


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THIRD FLOOR PLAN

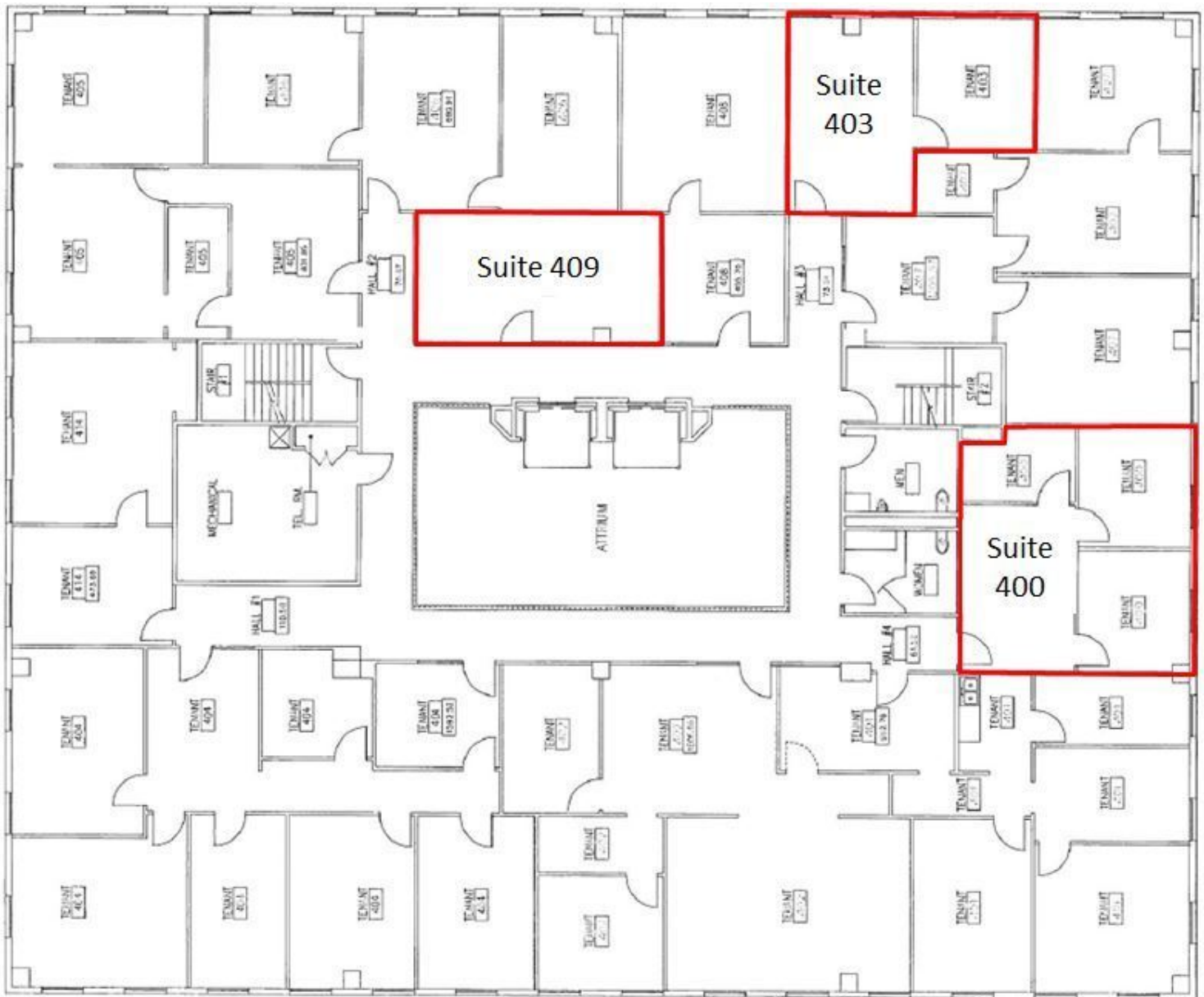


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FORTH FLOOR PLAN

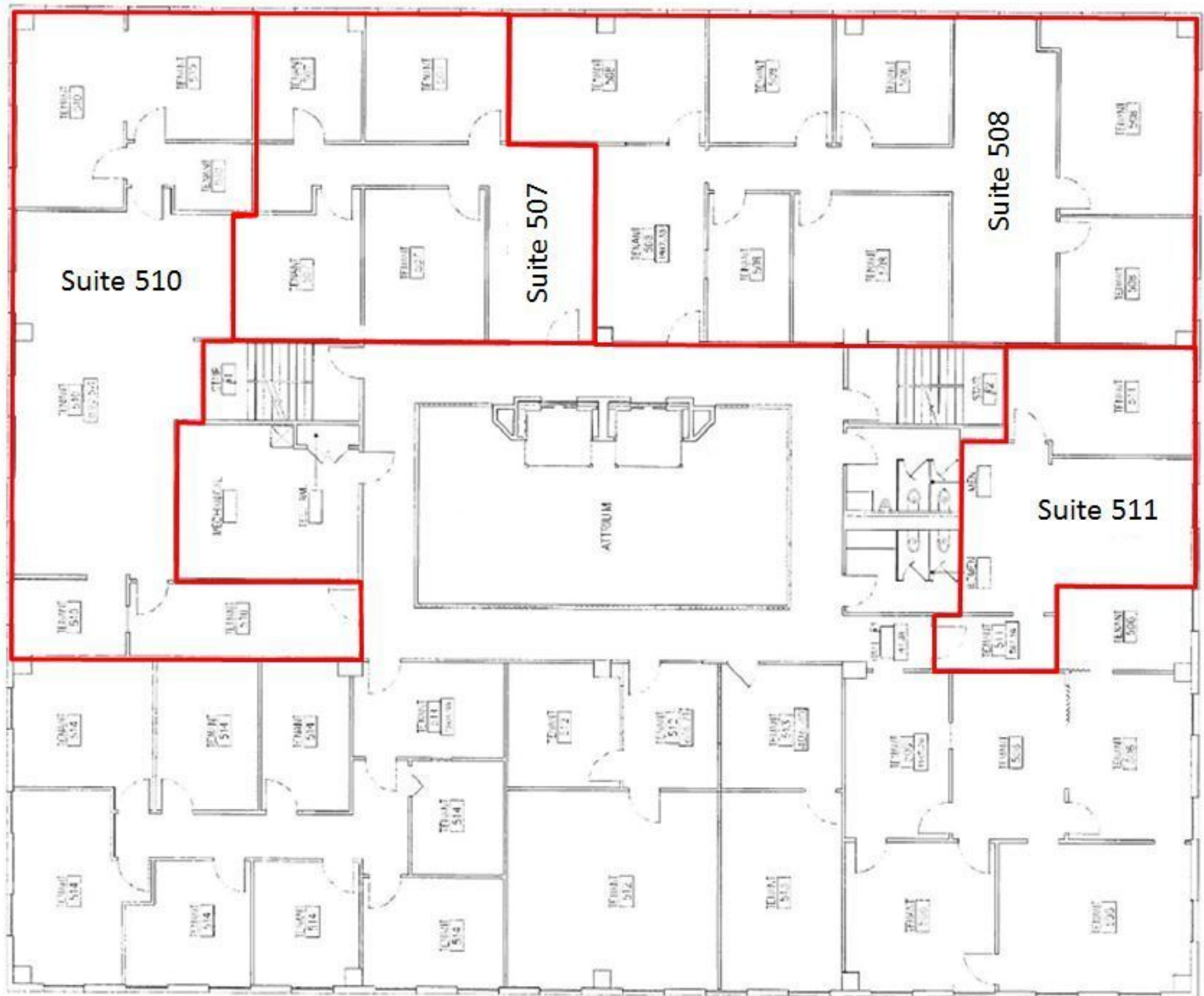


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FIFTH FLOOR PLAN

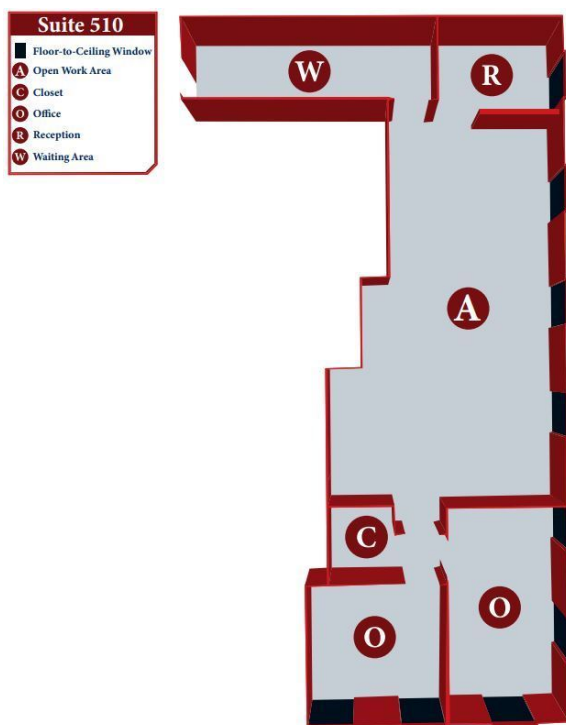
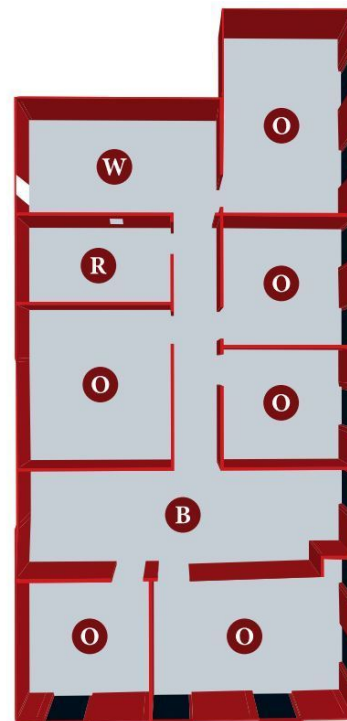
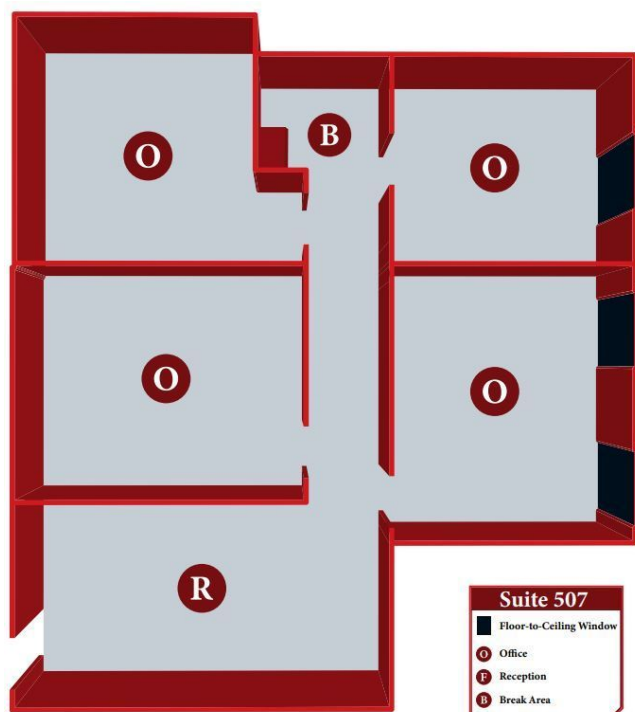


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FIFTH FLOOR PLANS

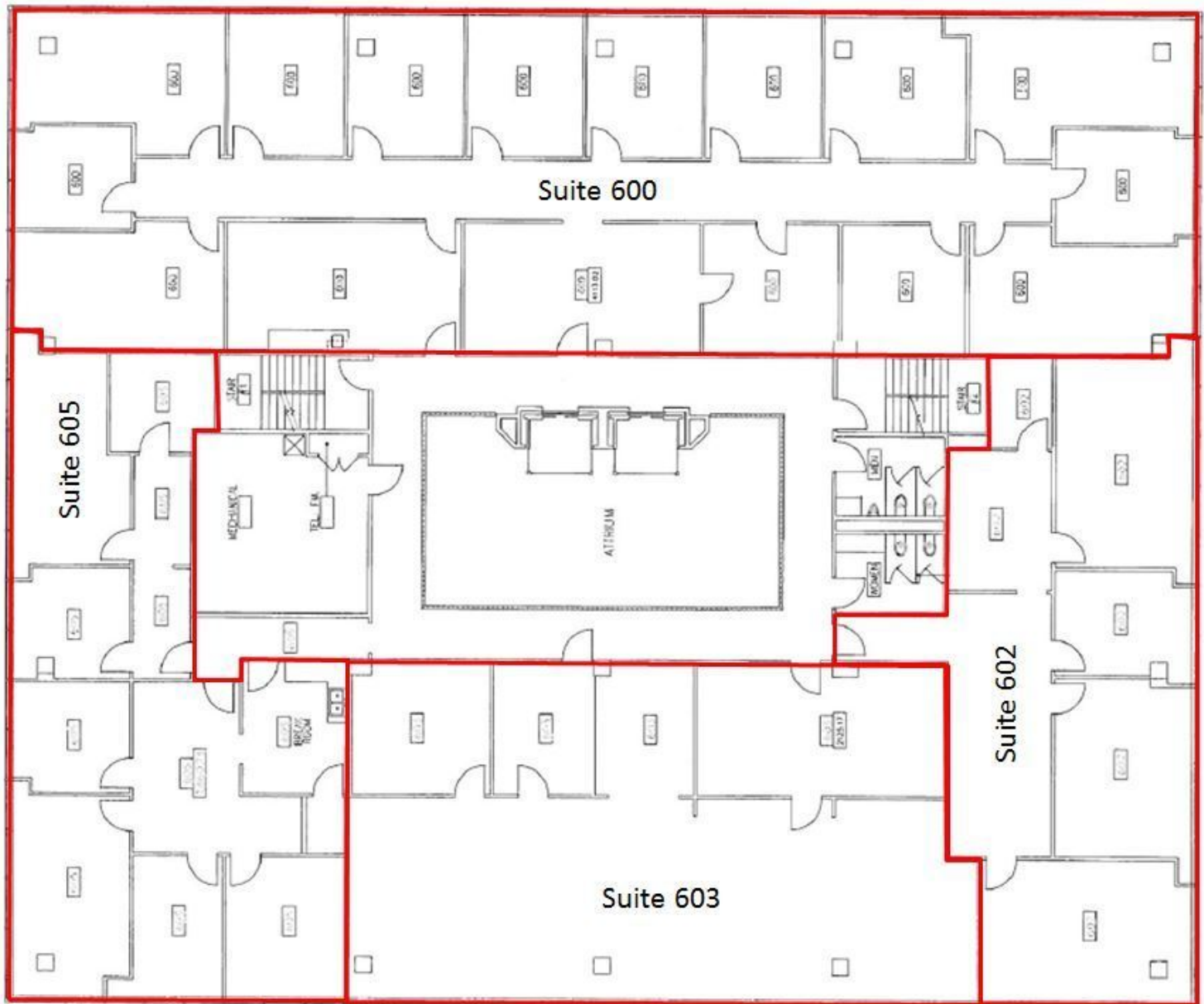


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SIXTH FLOOR PLAN



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LOCATION MAPS



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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.

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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
Chandler Moreau	641033	chandler@craveyrealestate.com	361.265.4184
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

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