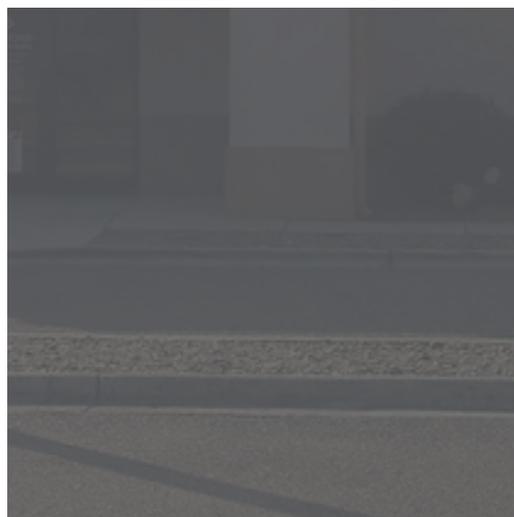


MEDICAL OFFICE BUILDING FOR LEASE

189 S SHELBY STREET



189
S SHELBY ST
RIO GRANDE CITY, TX

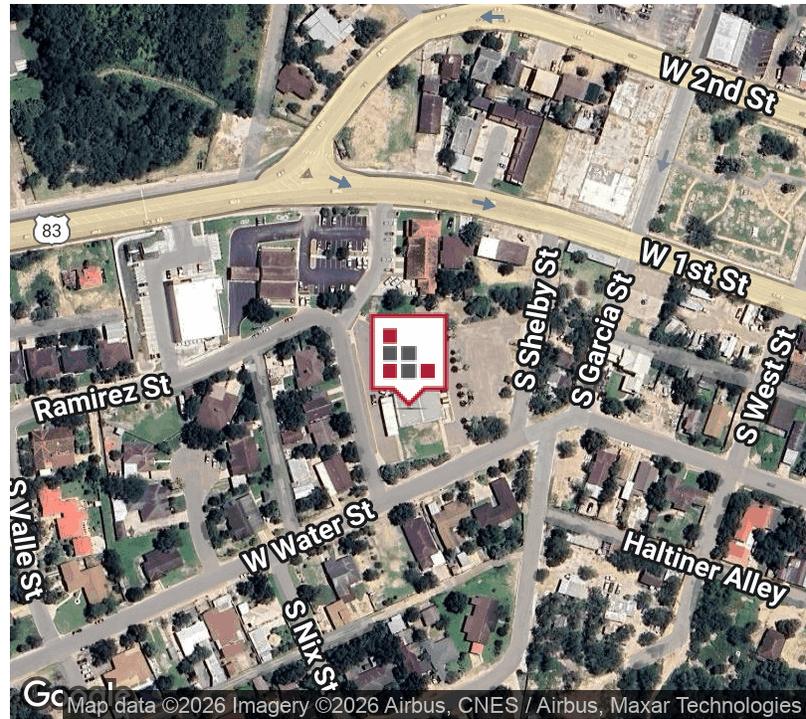


Discover the vibrant community surrounding 189 S Shelby Street, in Rio Grande City, TX. Positioned in the heart of the Rio Grande Valley, this location offers an ideal blend of convenience and culture for office and medical tenants. Freestanding former Thurmond Eye Institute location, facility offers move-in-ready condition for your growing Medical Business.



MEDICAL OFFICE FOR LEASE 189 S SHELBY STREET

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$23.87 SF/yr (Gross)
Building Size:	6,036 SF
MONTHLY RENT:	\$12,006,10
Lot Size:	67,089 SF
Number of Units:	1
Year Built:	2000
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Rio Grande City

PROPERTY OVERVIEW

Discover the vibrant community surrounding 189 S Shelby Street, in Rio Grande City, TX. Positioned in the heart of the Rio Grande Valley, this location offers an ideal blend of convenience and culture for office and medical tenants. Freestanding former Thurmond Eye Institute location, facility offers move-in-ready condition for your growing Medical Business. Floor Plan includes large lobby, 3-window Reception Desk/Back Office, Designated Retail Area in front, Breakroom/Lockers, 3 private offices and Doctor's office with restroom, along with additional work areas.

The area is home to a range of medical facilities, providing ample networking opportunities and convenient access to healthcare services. Nearby, Rio Grande City Main Street is bustling with local shops and dining destinations, offering potential for after-work relaxation and client entertainment. With a rich historical and cultural tapestry, the location provides a scenic backdrop for professionals seeking an enriching work environment.

PROPERTY HIGHLIGHTS

- **Freestanding Medical Office Building**
- **Move-In Ready**
- **Six (6) Exam Rooms**



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MEDICAL OFFICE FOR LEASE 189 S SHELBY STREET

ADDITIONAL PHOTOS



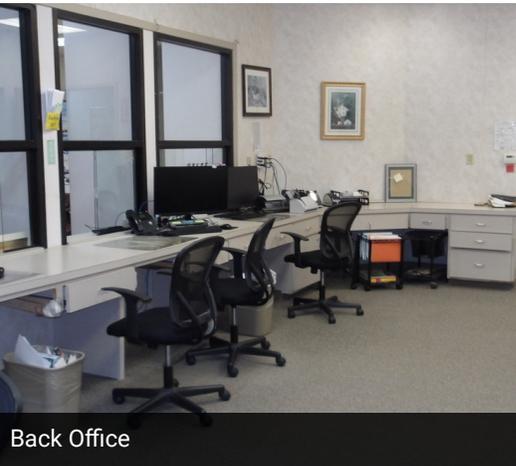
Front Elevation



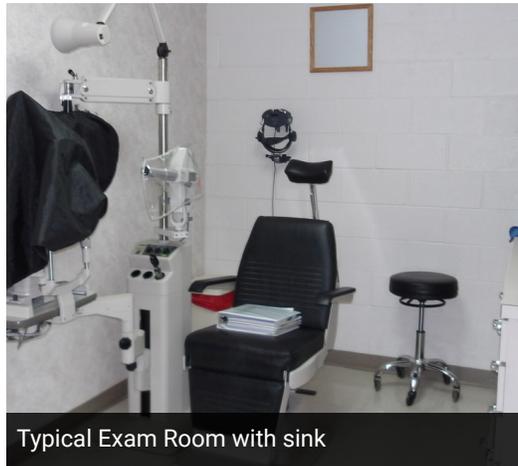
Pylon Signage



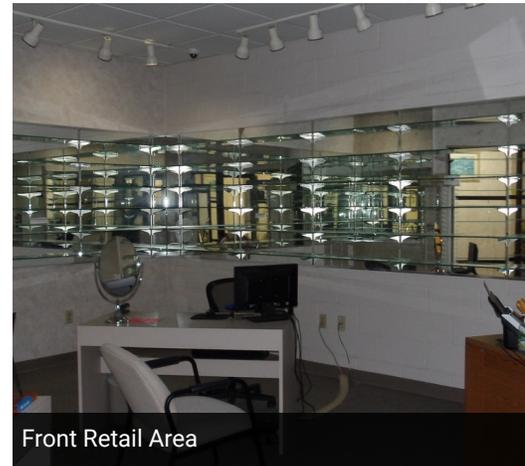
3-Window Reception



Back Office



Typical Exam Room with sink



Front Retail Area



Additional Waiting Room



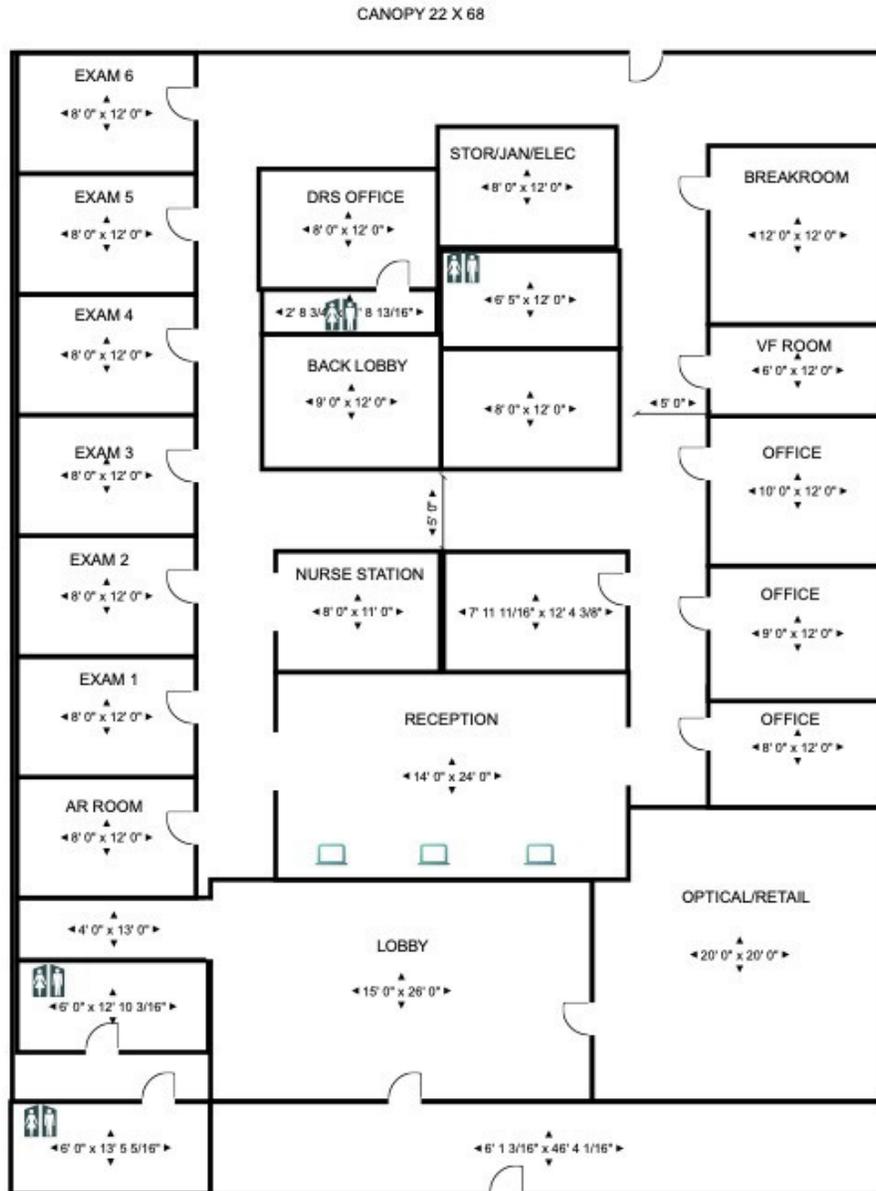
U-Shaped Floor Plan



Covered Parking Area

MEDICAL OFFICE FOR LEASE 189 S SHELBY STREET

FLOOR PLAN



189 S Shelby Road
Rio Grande City, TX 78582
[not to scale]

MEDICAL OFFICE FOR LEASE
189 S SHELBY STREET

AERIAL MAP



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MEDICAL OFFICE FOR LEASE 189 S SHELBY STREET

RETAILER MAP



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LOCATION MAP

