

EXECUTIVE SUMMARY

RECENTLY REMODELED!! - SMALL TO LARGE OFFICE SPACES

FOR LEASE

309 W. NOLANA AVE., SUITE C , MCALEN, TX 78504



Lease Rate

**STARTING AT
\$995/MO**

OFFERING SUMMARY

Available SF:	Suite C - 458 sf
Building Size:	4,104 SF
Lot Size:	0.22 Acres
Year Built:	1978
Zoning:	C1 - Office Building
Market:	McAllen

PROPERTY OVERVIEW

Recently Renovated Interior!! UTILITIES INCLUDED. Suite C, has a private restroom, large open space, office & extra storage space

LOCATION OVERVIEW

Located in well-established office sector with nearby entertainment, medical, retail, rooftops, and other service providers. Located on the south side of Nolana Ave., between 2nd Street and 10th Street. Gross lease, 3-year term preferred.

PROPERTY HIGHLIGHTS

- Conveniently Located in North McAllen
- Suitable for Any Professional Use
- Small to Large office spaces
- High Visibility on Nolana
- Reasonable rates
- Well maintained
- Ample parking

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LEASE RATE STARTING AT \$995 PER MONTH

LOCATION INFORMATION

Building Name	Recently Remodeled!! - Small to Large Office Spaces
Street Address	309 W. Nolana Ave., Suites C
City, State, Zip	McAllen, TX 78504
County	Hidalgo
Market	McAllen
Sub-Market	Mission, Edinburg /MSA
Cross-Streets	Col. Rowe Blvd. (2nd Street) / Nolana
Township	McAllen
Side Of The Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	US Highway 281 (2.5miles approx)
Nearest Airport	MFE - McAllen International Airport (5.3 miles approx)

BUILDING INFORMATION

Building Class	C
Occupancy %	90.0%
Tenancy	Multiple
Year Built	1978
Condition	Excellent
Free Standing	Yes
Ceilings	Drop-in tiles
Floor Coverings	Carpet & Tile
Foundation	Slab

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	L2900-03-000-0009-02
Lot Frontage	40 ft
Lot Depth	243.52 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Price Per Month	\$0.00 /month
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
HVAC	Electric / Central
Restrooms	Private in common area

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Gross
Total Space:	458 SF

Lease Term:	3years preferred
Lease Rate:	\$995.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	458 SF	Gross	\$995 per month	-

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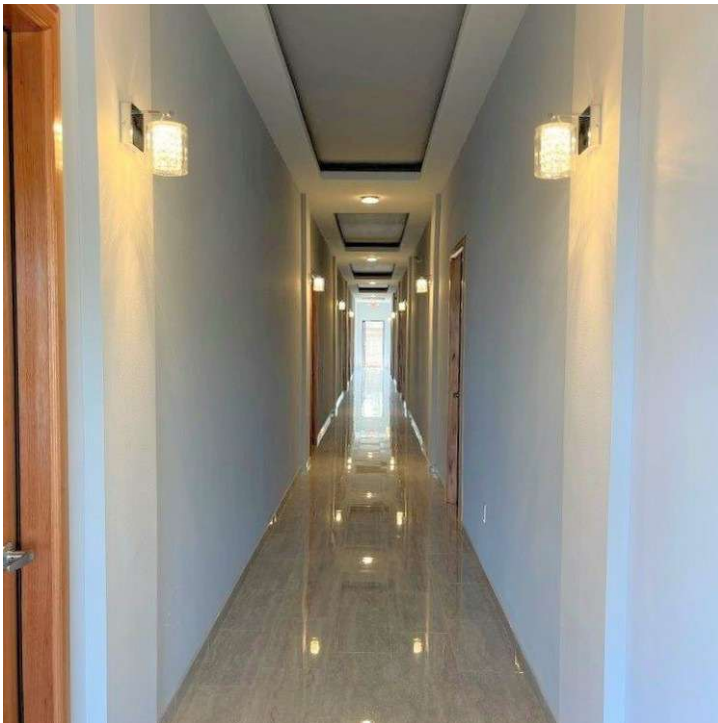


FRONT ENTRANCE PHOTOS

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BATHROOMS

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ADDITIONAL PHOTOS

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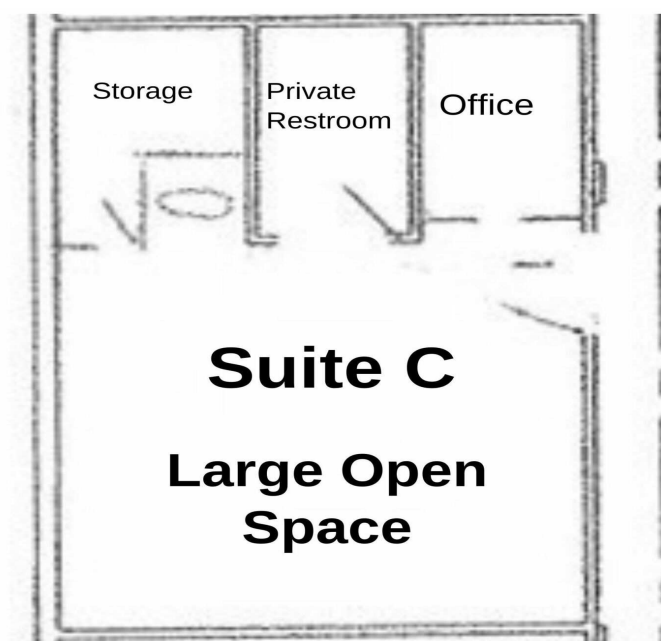


SUITE C FLOORPLAN

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458 SF
Utilities Included

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RETAILER MAP

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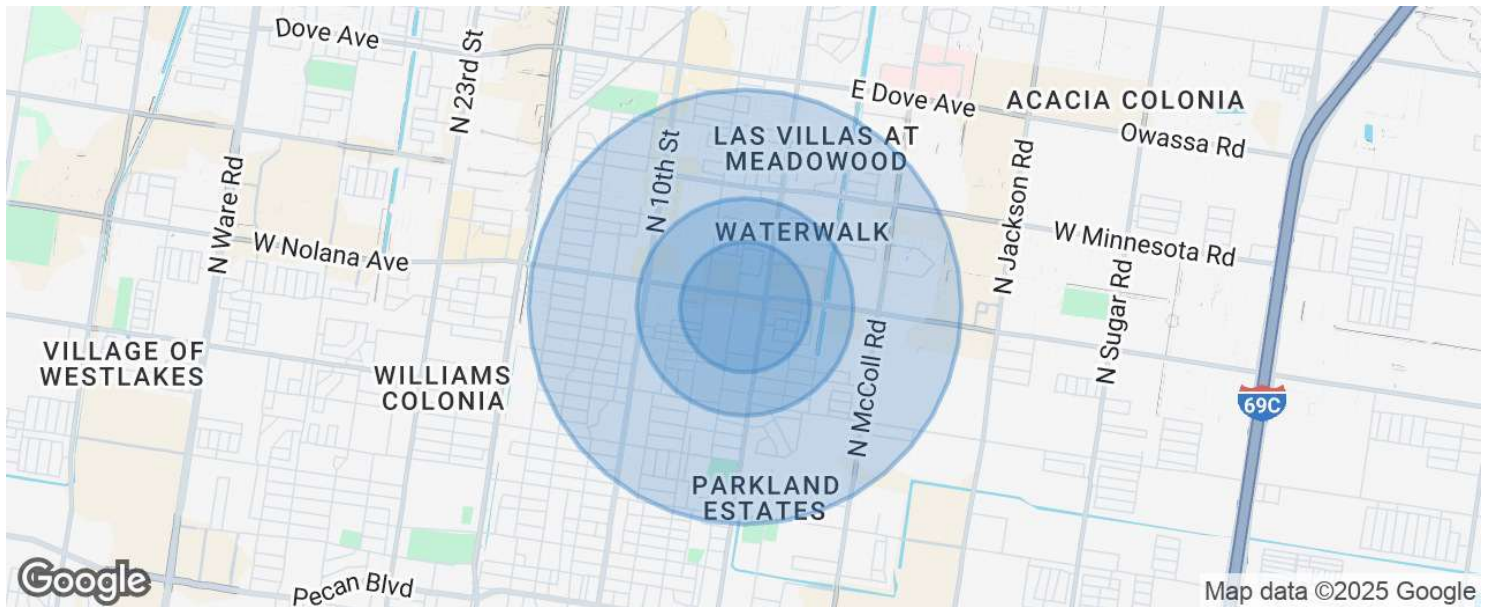




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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total population	732	4,364	16,969
Median age	41	41	39
Median age (Male)	41	39	38
Median age (Female)	42	42	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total households	278	1,885	7,372
# of persons per HH	2.6	2.3	2.3
Average HH income	\$94,606	\$88,237	\$92,780
Average house value	\$234,346	\$220,734	\$252,422

* Demographic data derived from 2020 ACS - US Census

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