



Las Ventanas Plaza

500 Alton Gloor Blvd, Brownsville, TX 78526

Rosie Armendariz

Las Ventanas Plaza

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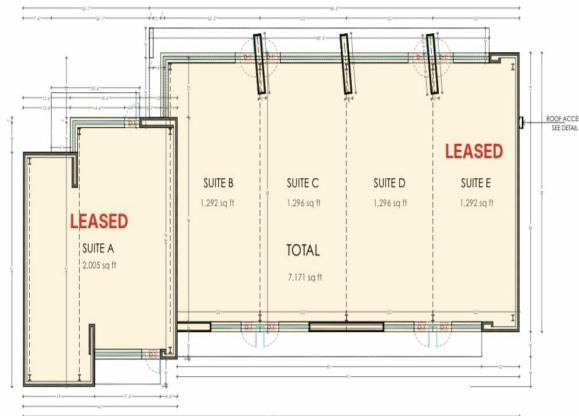


Las Ventanas Plaza

\$39.00 - \$42.00 /SF/YR

Newly constructed office/retail building on Alton Gloor Blvd. Offering 1291 sf-3875 sf of lease space....

- Prime Alton Gloor Corridor
- Excellent Visibility
- High Traffic Count



Rental Rate: \$39.00 - \$42.00 /SF/YR

Property Type: Retail

Gross Leasable Area: 7,171 SF

Year Built: 2025

Walk Score ®: 51 (Somewhat Walkable)

Rental Rate Mo: \$3.50 /SF/MO

1st Floor Ste B

Space Available	1,292 SF
Rental Rate	\$42.00 /SF/YR
Contiguous Area	3,884 SF
Date Available	October 29, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 30 Years

New construction, built in 2025Prime Alton Gloor corridor with excellent visibility and high traffic countGrease trap installed - ideal for restaurant or cafe

1

1st Floor Ste C

Space Available	1,296 SF
Rental Rate	\$39.00 /SF/YR
Contiguous Area	3,884 SF
Date Available	October 29, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 30 Years

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2

1st Floor Ste D

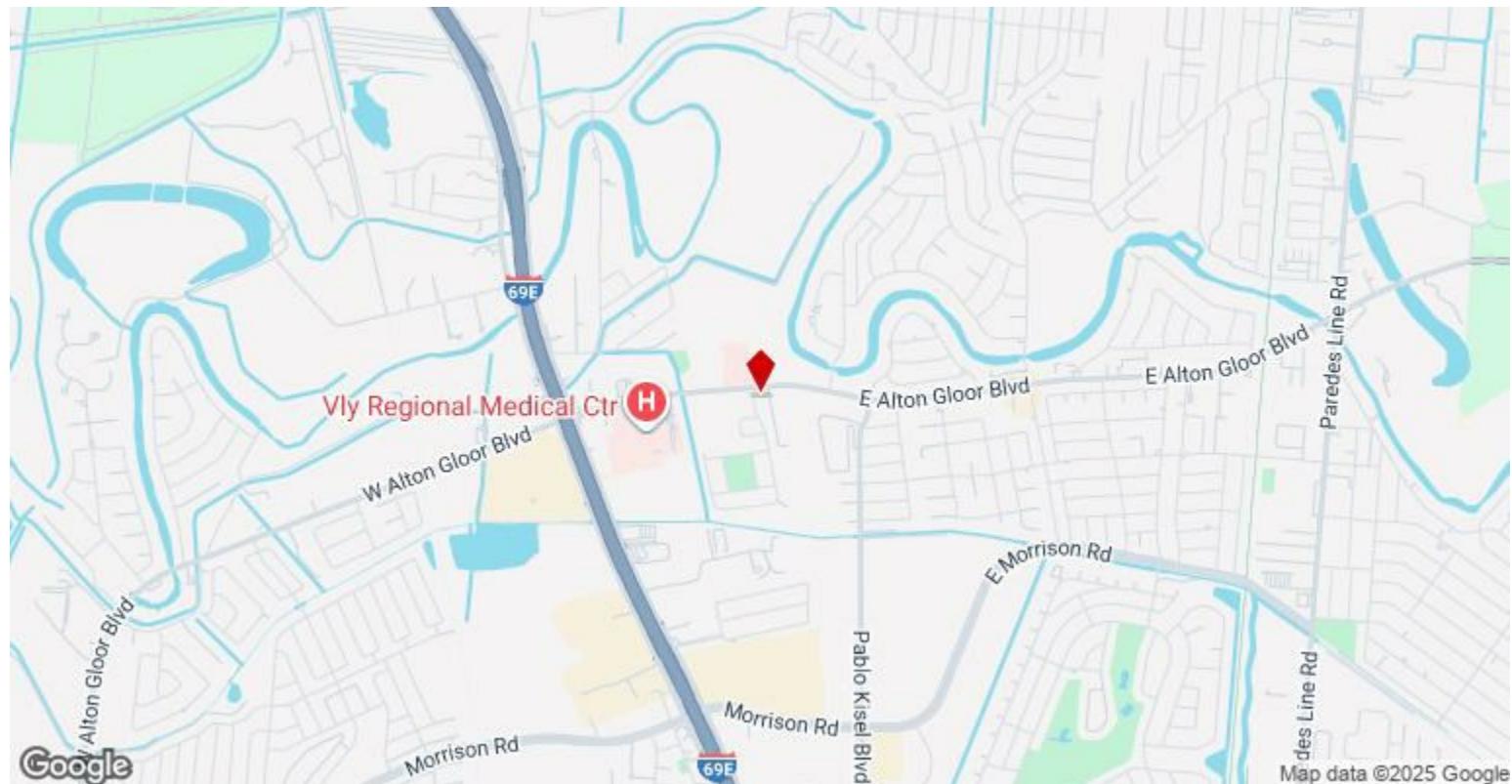
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
State Farm Insurance Agency	-	
The LAB Lashes and Brow	-	



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