

# FOR LEASE CORONA SOUTH BUILDING



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

4646 CORONA DR. CORPUS CHRISTI, TX 78411



## PROPERTY DESCRIPTION

Under New Ownership!!

New and improved 2-story office building located on the highly desirable South Side of town. Portrait windows surrounded the entire building with an exquisite and calming atrium. Covered and surface parking with easy ingress + egress off Corona Dr. Daily janitorial included in rate as well as onsite management and maintenance. Close to numerous restaurants and retail stores.

## PROPERTY HIGHLIGHTS

- Class "B"
- New Ownership and New improvements
- Southside location
- Ample parking

LAURA SCHABERG

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## OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Lease Rate:    | \$16.50 SF/YR (Full Service) |
| Available SF:  | 1,376 - 3,017 SF             |
| Acres:         | 3.17 acres                   |
| Building Size: | 66,196 SF                    |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 4,878    | 91,064   | 115,139  |
| Total Population  | 13,417   | 229,077  | 286,774  |
| Average HH Income | \$59,013 | \$68,014 | \$65,219 |

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## LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | Full Service     | Lease Term: | Negotiable    |
| Total Space: | 1,376 - 3,017 SF | Lease Rate: | \$16.50 SF/yr |

## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    |
|-----------|-----------|-----------|--------------|---------------|
| Suite 155 | Available | 2,400 SF  | Full Service | \$16.50 SF/yr |
| Suite 160 | Available | 1,420 SF  | Full Service | \$16.50 SF/yr |
| Suite 163 | Available | 1,596 SF  | Full Service | \$16.50 SF/yr |
| Suite 165 | Available | 1,516 SF  | Full Service | \$16.50 SF/yr |
| Suite 167 | Available | 1,376 SF  | Full Service | \$16.50 SF/yr |
| Suite 220 | Available | 3,017 SF  | Full Service | \$16.50 SF/yr |
| Suite 257 | Available | 2,081 SF  | Full Service | \$16.50 SF/yr |
| Suite 261 | Available | 2,206 SF  | Full Service | \$16.50 SF/yr |

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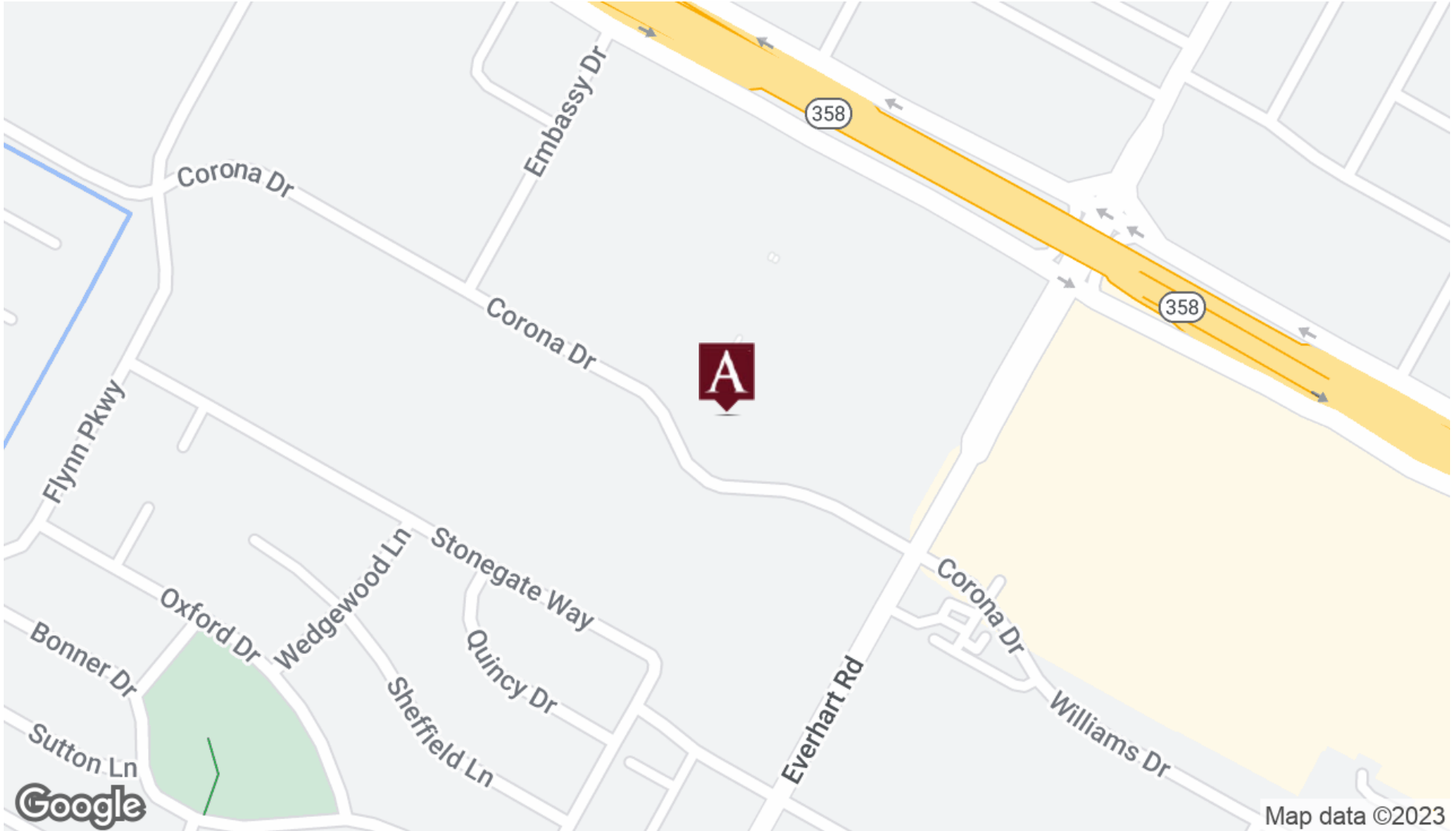
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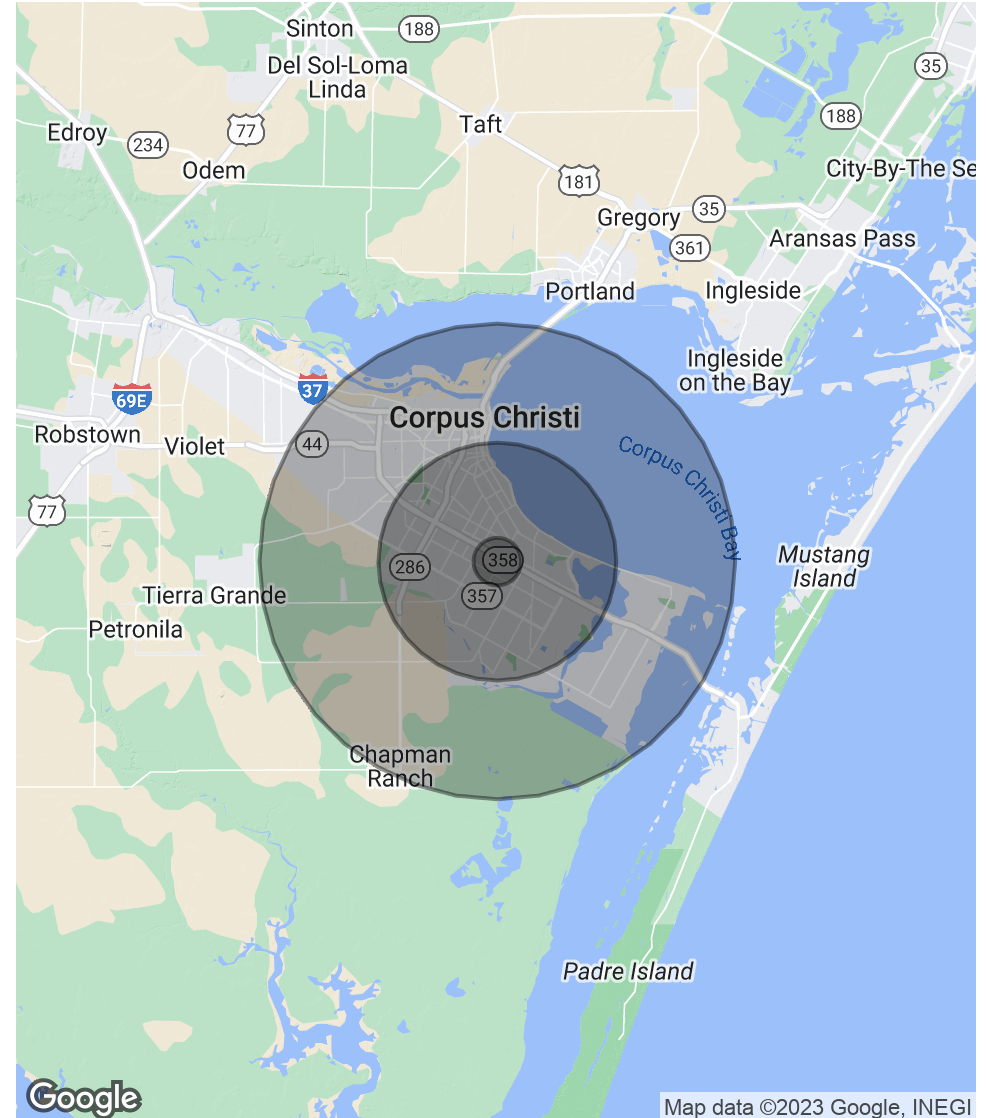


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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 13,417    | 229,077   | 286,774   |
| Average Age          | 36.8      | 35.8      | 36.3      |
| Average Age (Male)   | 33.2      | 34.2      | 34.7      |
| Average Age (Female) | 41.2      | 37.0      | 37.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 4,878     | 91,064    | 115,139   |
| # of Persons per HH  | 2.8       | 2.5       | 2.5       |
| Average HH Income    | \$59,013  | \$68,014  | \$65,219  |
| Average House Value  | \$127,332 | \$146,117 | \$141,981 |

\* Demographic data derived from 2020 ACS - US Census



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## Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|   |               |                          |                      |
|---|---------------|--------------------------|----------------------|
| <b>Joe Adame &amp; Associates, Inc.</b>                               | <b>416864</b> | <b>mark@joeadame.com</b> | <b>(361)880-5888</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                    | Phone                |
| <b>Mark Adame, CCIM SIOR</b>  | <b>480169</b> | <b>mark@joeadame.com</b> | <b>(361)880-5888</b> |
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| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                    | Phone                |
| Laura Schaberg  | 523693        | laura@joeadame.com       | 361.880.5888         |
| Sales Agent/Associate's Name  | License No.   | Email                    | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Joe Adame & Associates, Inc., 819 N. Upper Broadway Street Corpus Christi, TX 78401

Mark A. Adame

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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