

COMMERCE ONE OFFICE PARK

4455 S PADRE ISLAND DR
CORPUS CHRISTI, TX 78411

LEASE RATE:
\$15.00
SF/YR



LYNANN PINKHAM

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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

Base Rate:	\$15.00/SF/yr (+NNN)
NNN:	\$2.00/SF/yr
Building Size:	123,890 SF
Available SF:	1,526 - 5,368 SF
Year Built:	1989

PROPERTY OVERVIEW

Available office suites range in size from 932 square feet up to 5,368 square feet with various sizes in between (1,116 SF, 1,818 SF, 1,526 SF, etc.)

NNN expenses for CAM, taxes, and insurance pass throughs are approximately \$2.00/SF/year (subject to annual adjustment).
NNN expenses are in addition to the base rent.

- Centrally well located office/flex property between Everhart and Weber on the south side of SPID.
- SPID and Corona access for easy ingress/egress.
- Well maintained property with management and maintenance on site.
- Daily traffic counts approximately 107,794 on SPID (ESRI 2024)
- Easy commute to more restaurants and shopping.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	BASE RATE
Suite 17	Available	1,818 SF	NNN	\$15.00 SF/yr
Suite 30/31	Available	5,368 SF	NNN	\$15.00 SF/yr
Suite 40-44R	Available	1,936 SF	NNN	\$15.00 SF/yr
Suite 44B	Available	2,130 SF	NNN	\$15.00 SF/yr
Suite 45	Available	1,526 SF	NNN	\$15.00 SF/yr
Suite 49-50	Available	3,729 SF	NNN	\$15.00 SF/yr
Suite 51-52	Available	4,345 SF	NNN	\$15.00 SF/yr
Suite 53A	Available	3,279 SF	NNN	\$15.00 SF/yr

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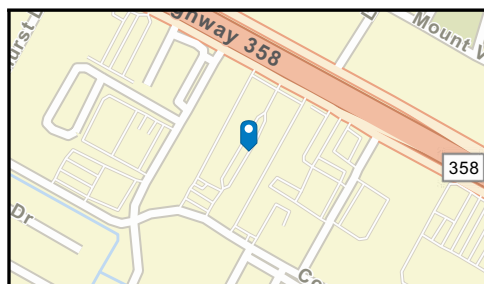
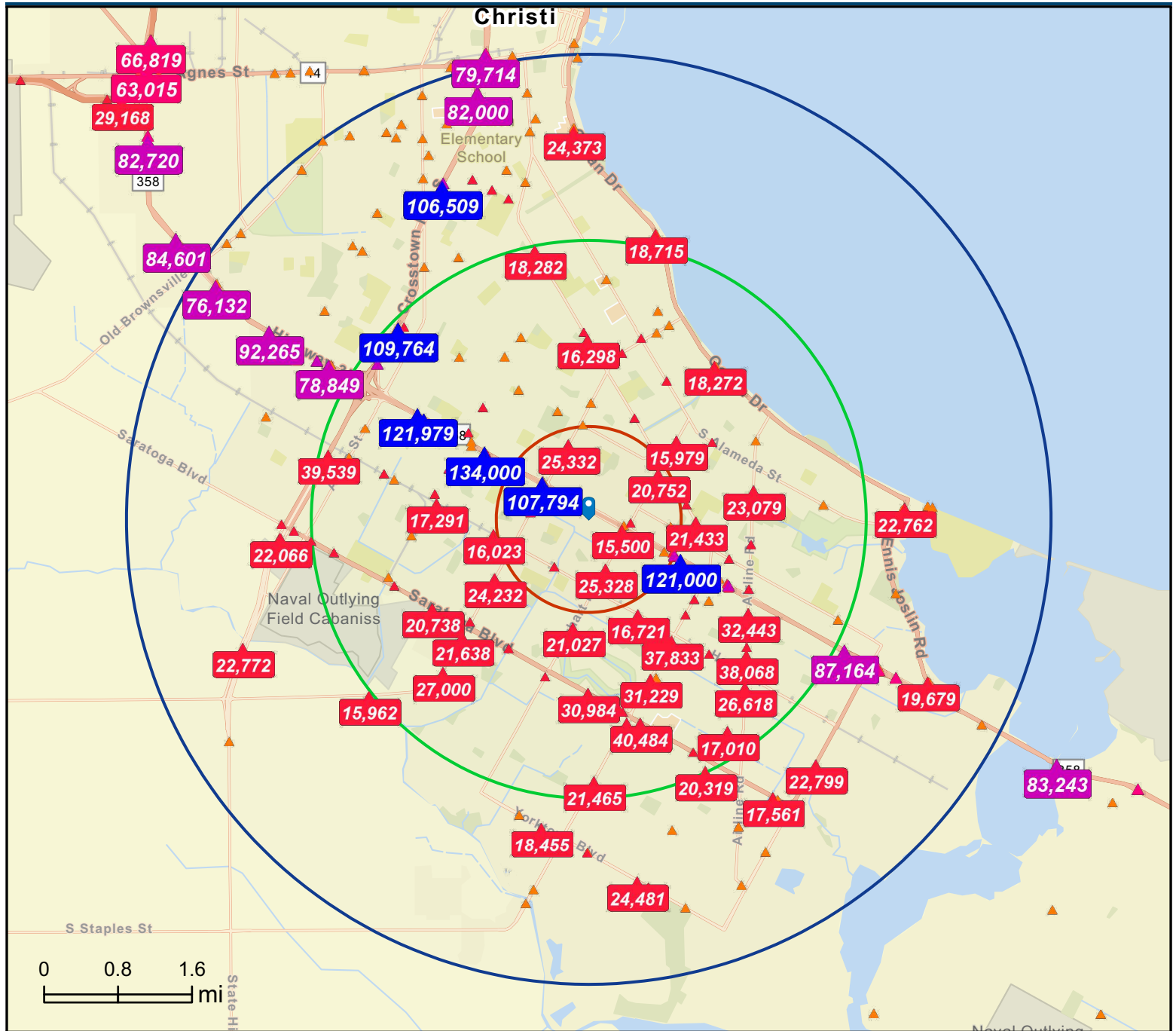
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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Traffic Count Map

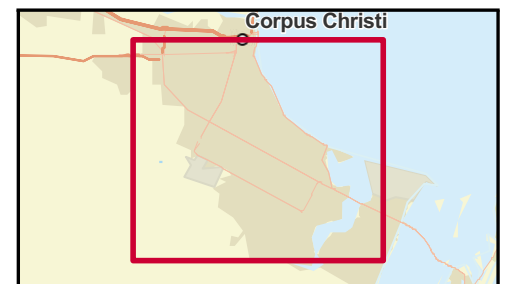
4455 S Padre Island Dr, Corpus Christi, Texas, 78411
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.71628
Longitude: -97.39106



Average Daily Traffic Volume

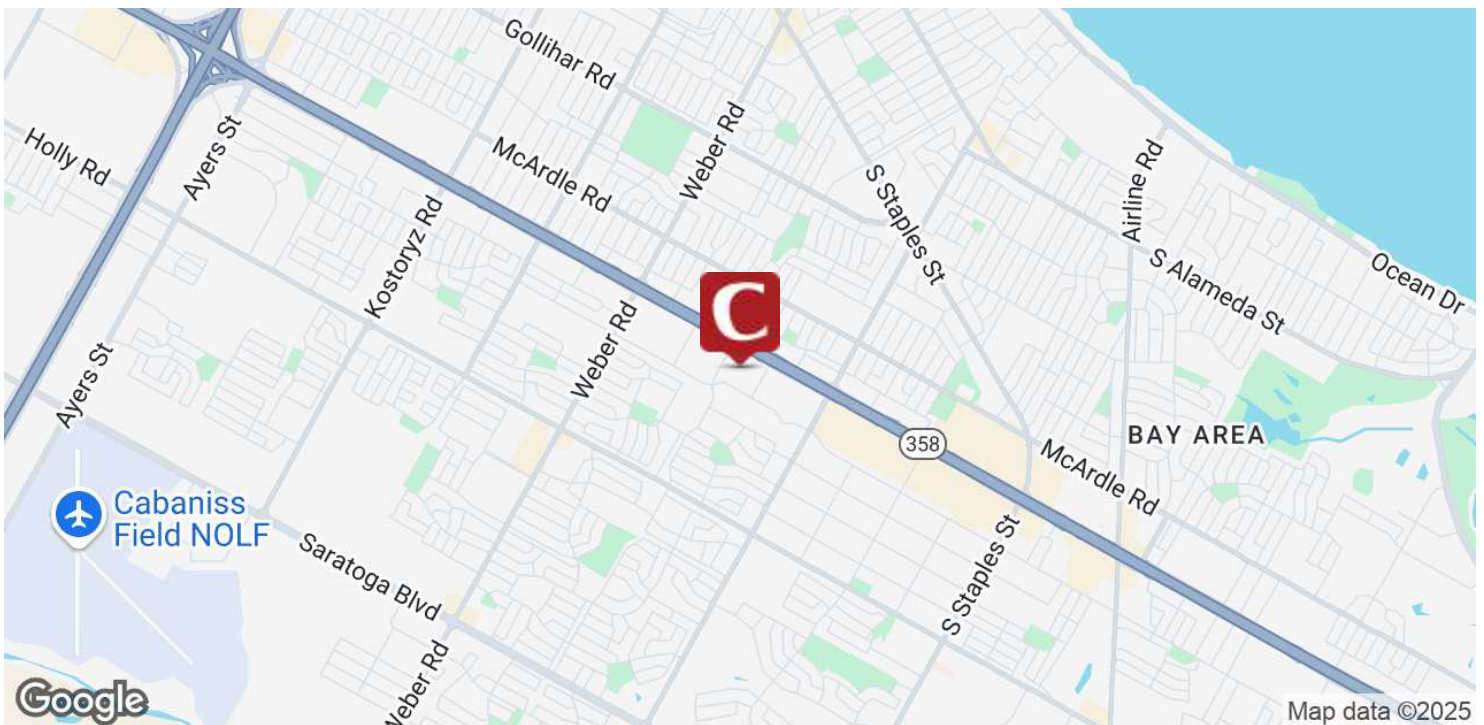
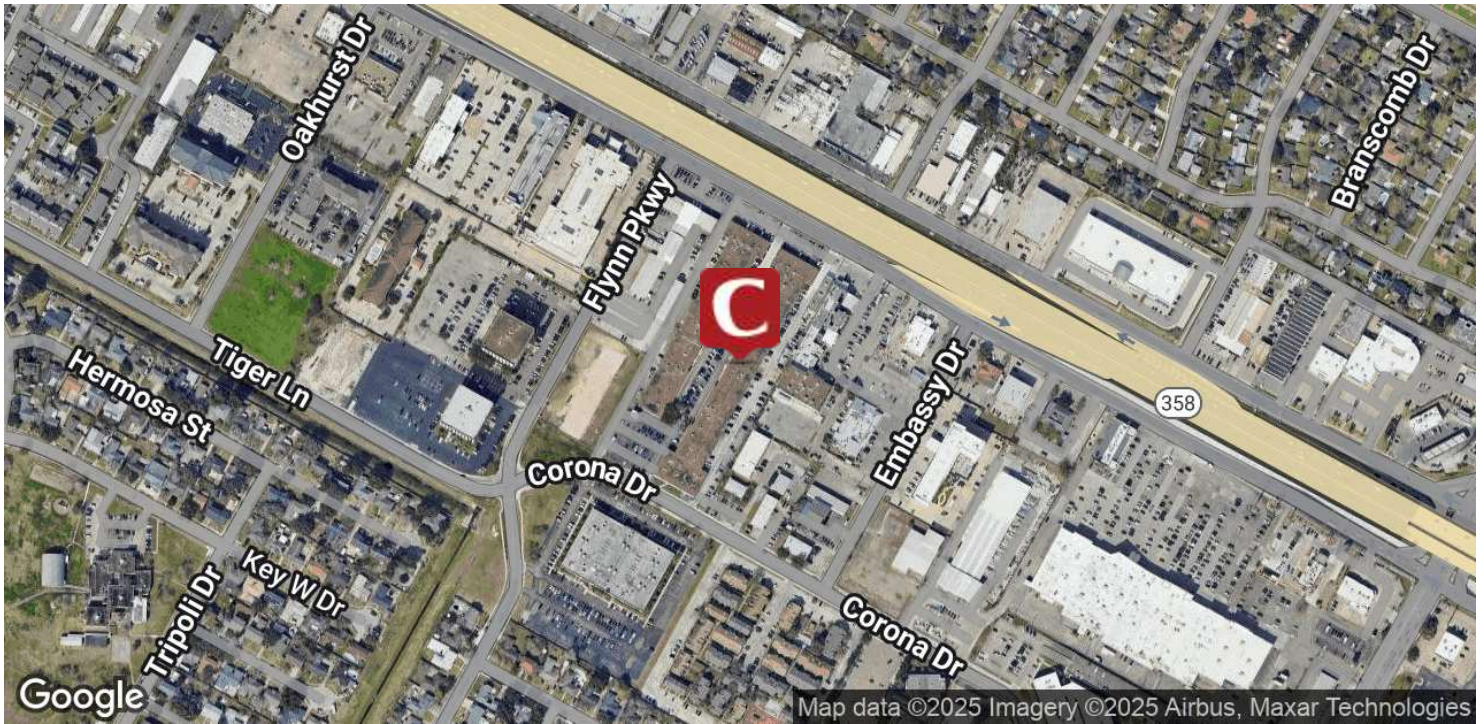
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

December 18, 2024

LOCATION MAP



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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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealstate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynann Pinkham	319336	lynann@craveyrealstate.com	361.288.3102
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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