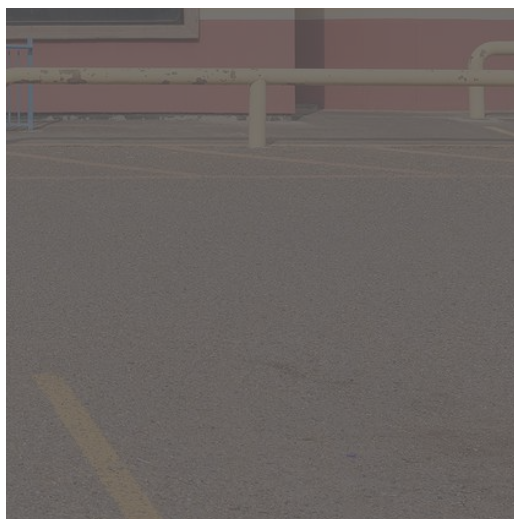
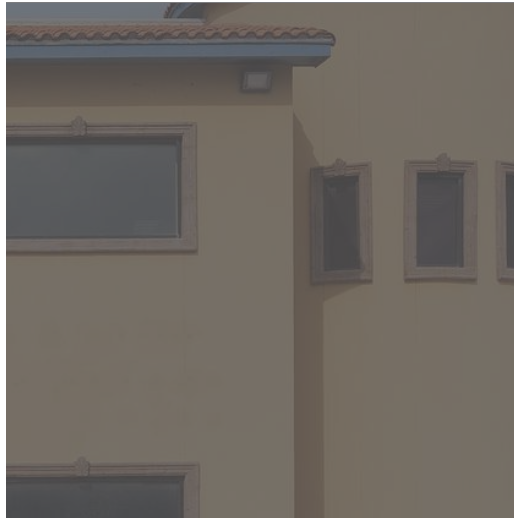


OFFICE BUILDING FOR LEASE

305 E EXPRESSWAY 83 MOB

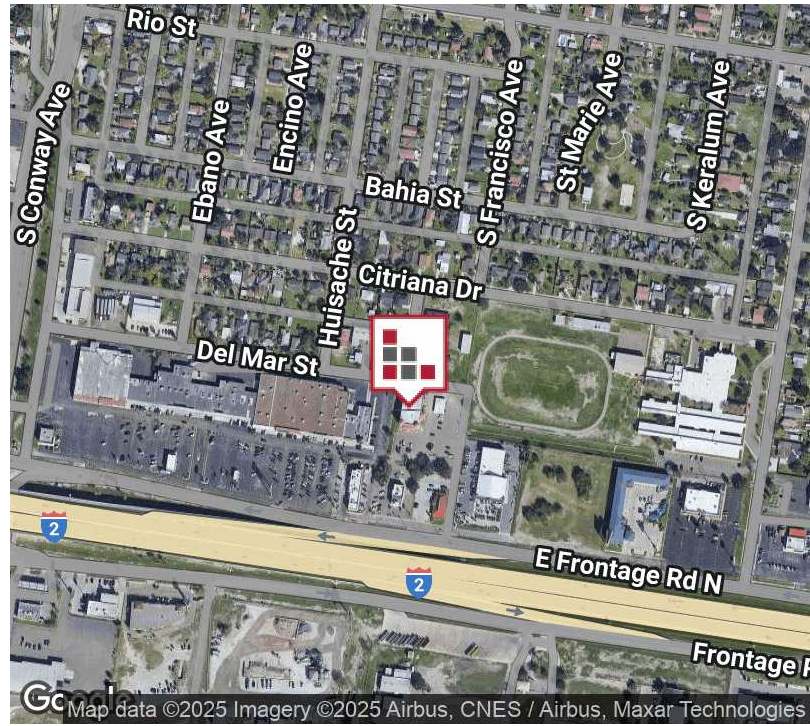


Mutli-Story MOB located on E Expressway, Mission, Texas. MOB Lease space available with an Established Physician with shared first floor reception and separate entry to Second Floor elevator. Second Floor formerly utilized for physicial therapy of the practice. Second Floor can be utilized for purchaser's business with elevator access and separate entrance from shared Lobby.



FOR LEASE
305 E EXPRESSWAY 83 MOB

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8,750.00 Monthly [separate utilities]
Building Size:	16,932 SF
Available SF:	8,043 SF
Lot Size:	1.74 Acres
Number of Units:	1
Year Built:	1996
Renovated:	2011
Zoning:	CO - Commercial Office
Market:	Rio Grande Valley
Submarket:	Mission

PROPERTY OVERVIEW

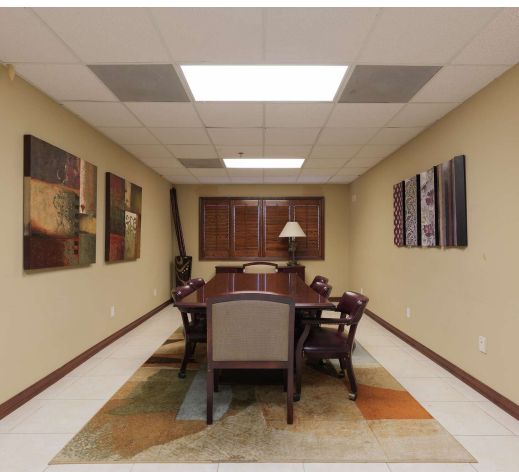
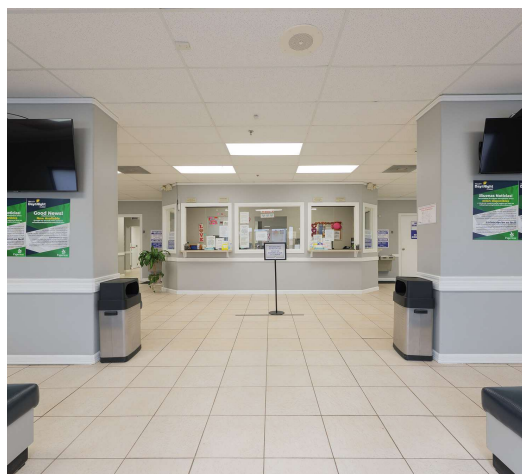
Mutli-Story MOB located on E Expressway, Mission, Texas. MOB Lease space available with an Established Physician with shared first floor reception and separate entry to Second Floor elevator. Second Floor formerly utilized for physical therapy of the practice. Second Floor can be utilized for purchaser's business with elevator access and separate entrance from shared Lobby. Valley Day and Night Clinic has been established for 30+years, with five (5) locations Valley-wide. First Floor contains 14 exam rooms, break room, physician's office, x-ray, triage, laundry. Second floor contains large conference room, 8 offices, several storage areas and physical therapy area – Floor Plan included. The facility has ample parking with covered area for physicians, handicap access. Take a moment to walk-through the facility on the Matteport 360 tour and schedule a tour for after-hours preview.

PROPERTY HIGHLIGHTS

- **MOB Expressway Location**
- **Established Family Practice Clinic - First Floor**
- **Ample Parking**

FOR LEASE
305 E EXPRESSWAY 83 MOB

ADDITIONAL PHOTOS



FOR LEASE
305 E EXPRESSWAY 83 MOB

ADDITIONAL PHOTOS



FOR LEASE 305 E EXPRESSWAY 83 MOB

FLOOR PLANS

DRONE VIDEO AERIAL TOUR

360° VIRTUAL TOUR



FLOOR 1



FLOOR 2

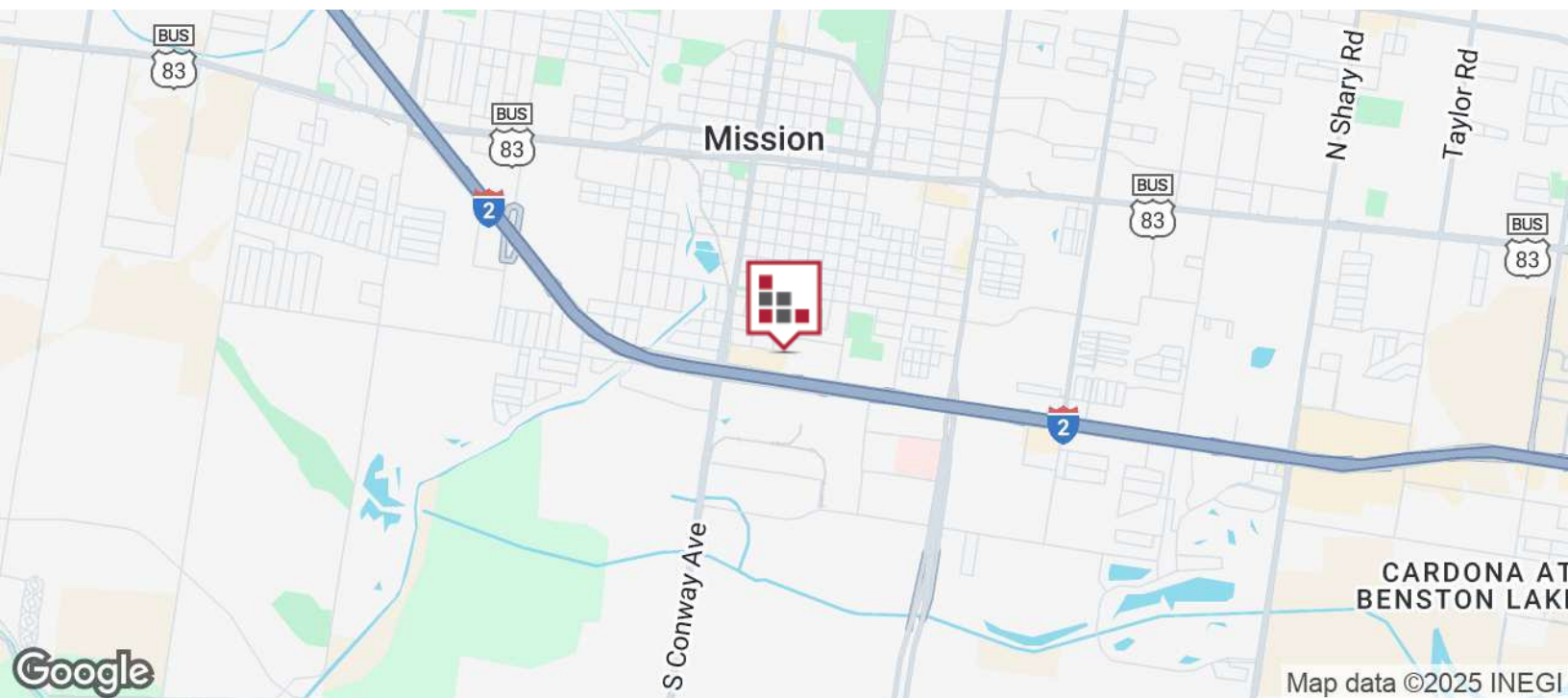
GROSS INTERNAL AREA
FLOOR 1 8,032 sq. ft. FLOOR 2 8,043 sq. ft.
TOTAL : 16,075 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

FOR LEASE
305 E EXPRESSWAY 83 MOB

LOCATION MAP



FOR LEASE 305 E EXPRESSWAY 83 MOB

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	70,992	160,496	444,913
Median age	38	37	36
Median age (Male)	37	36	35
Median age (Female)	39	38	37

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	23,300	50,958	139,888
# of persons per HH	3	3.1	3.2
Average HH income	\$79,395	\$76,205	\$72,313
Average house value	\$192,991	\$200,370	\$185,092

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	91.0%	92.2%	92.7%
----------	-------	-------	-------

RACE (%)

White	33.2%	32.3%	32.1%
Black	0.6%	0.6%	0.6%
Asian	1.0%	1.1%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.6%	0.7%	0.7%
Other	20.3%	21.1%	22.2%

* Demographic data derived from 2020 ACS - US Census