

RECENTLY REMODELED!! - SMALL TO LARGE OFFICE SPACES

FOR LEASE

309 W. NOLANA AVE., SUITES B & F, MCALEN, TX 78504



Lease Rate	STARTING AT \$725/MO
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PROPERTY OVERVIEW

For Lease! Recently Remodeled!! 309 W. Nolana Ave., McAllen, Texas 78504. 2 Suites available: Suite B = 422 sf & Suite F = 337.

OFFERING SUMMARY

Available SF: Suite B - 422 sf
Suite F - 337 sf

Building Size: 4,104 SF

Lot Size: 0.22 Acres

Year Built: 1978

Zoning: C1 - Office Building

Market: McAllen

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. Some spaces include utilities.

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

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000
cmarina@firstamericanrealty.com



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LEASE RATE STARTING AT \$725 PER MONTH

LOCATION INFORMATION

Building Name	Recently Remodeled!! - Small to Large Office Spaces
Street Address	309 W. Nolana Ave., Suites B & F
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	Yes
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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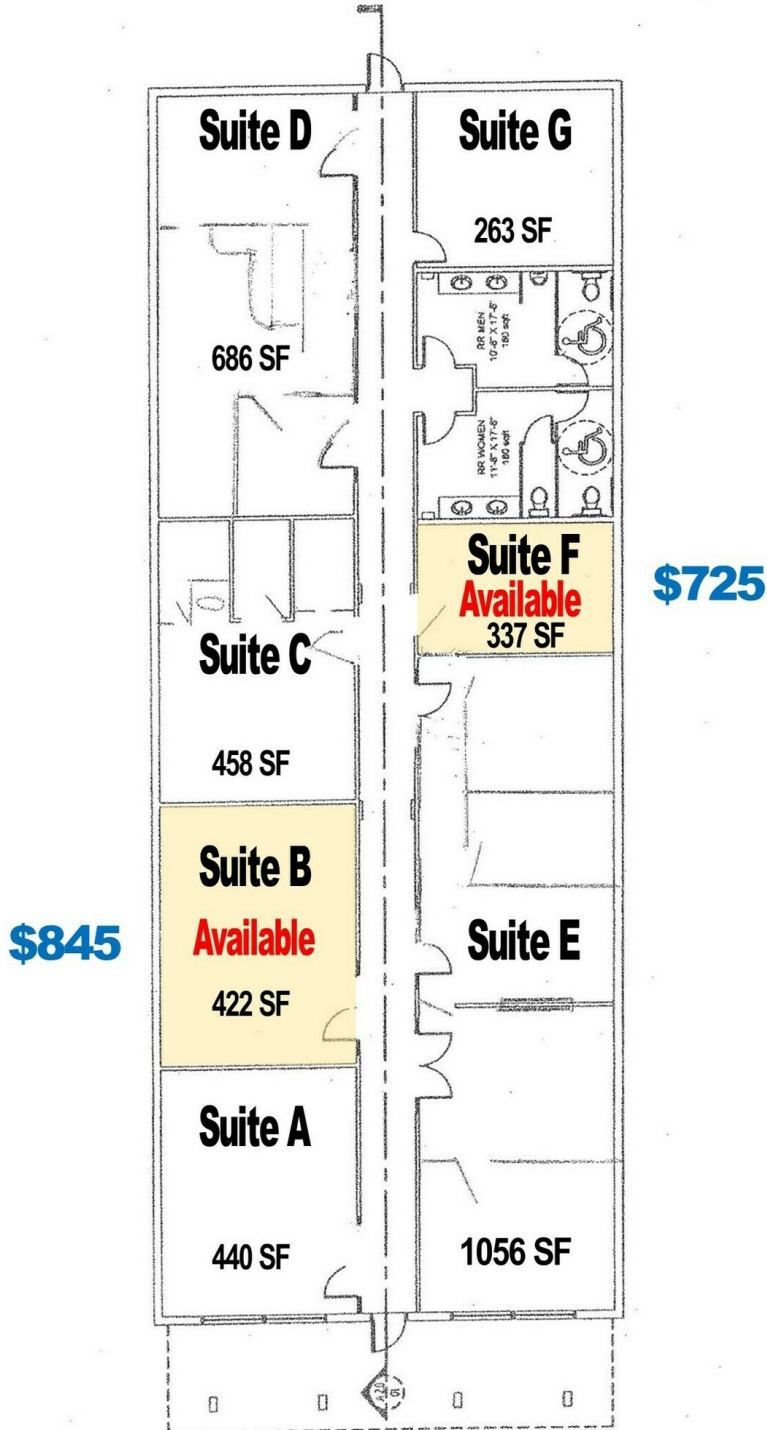


FLOOR PLAN SUITE B

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FRONT ENTRANCE PHOTOS

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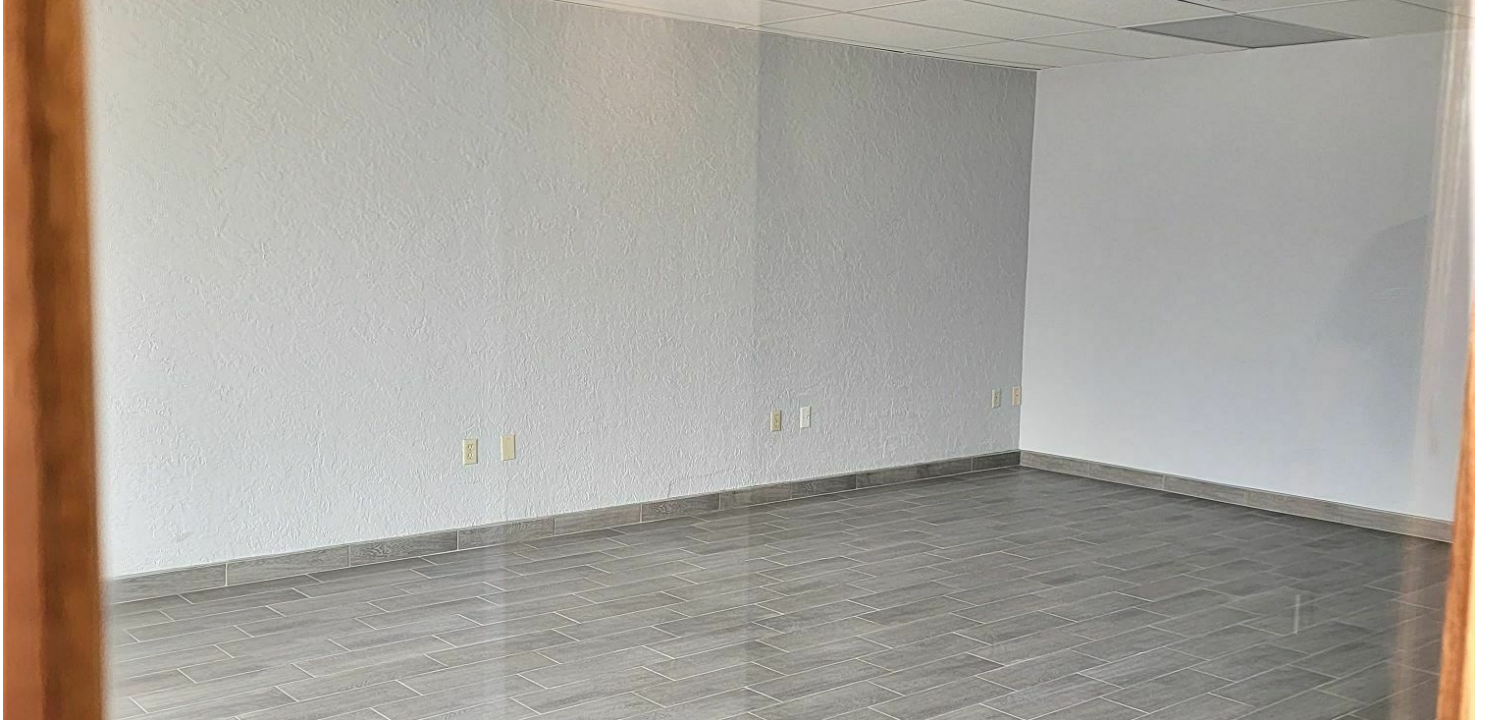


SUITE B INTERIOR PHOTOS

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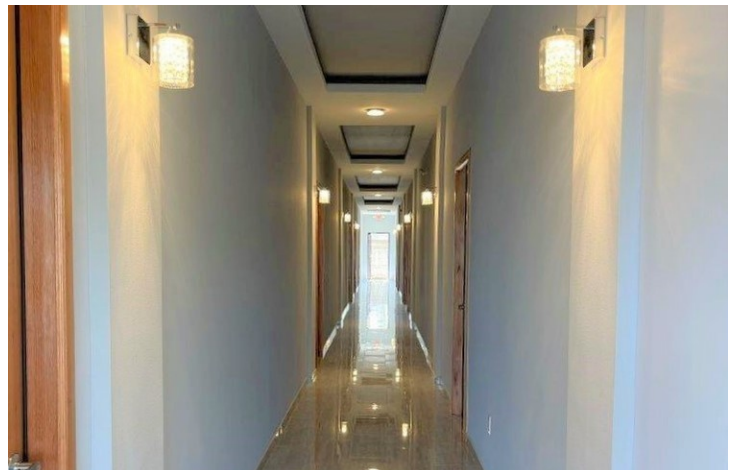
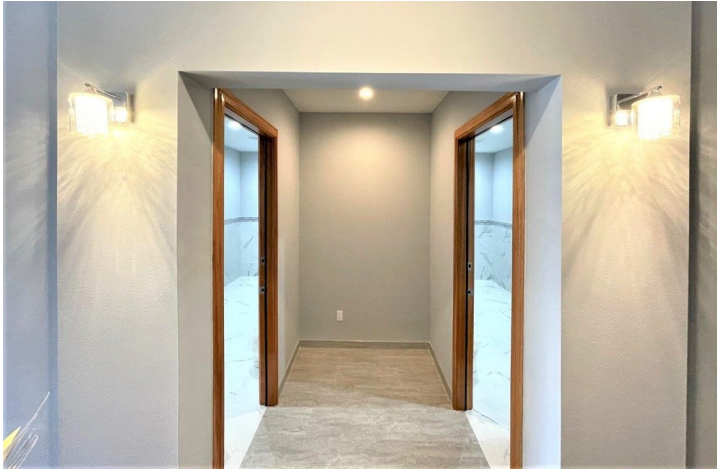


BATHROOMS

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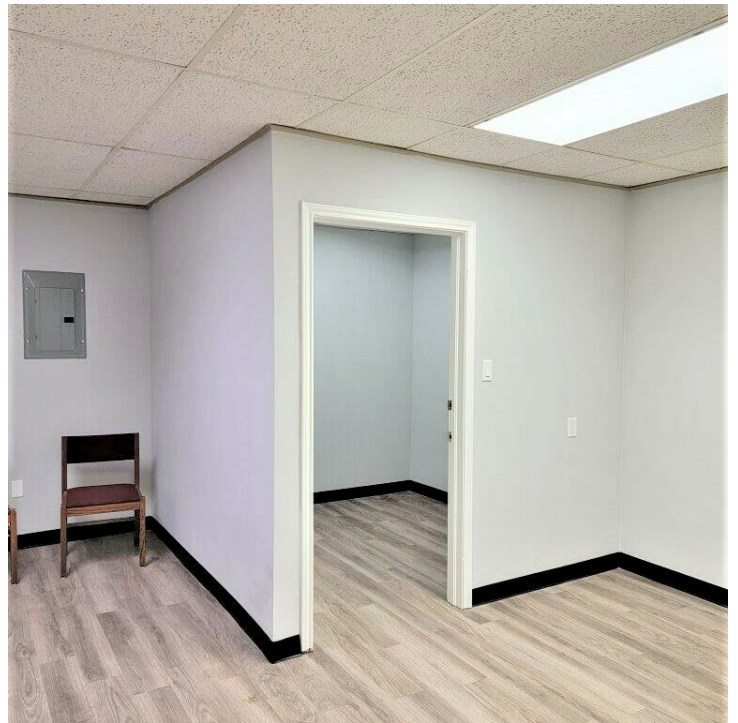
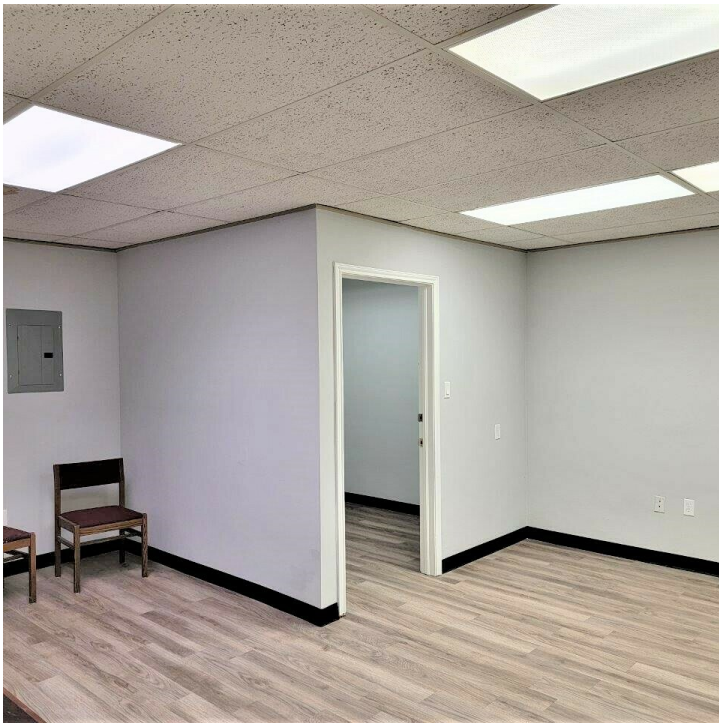
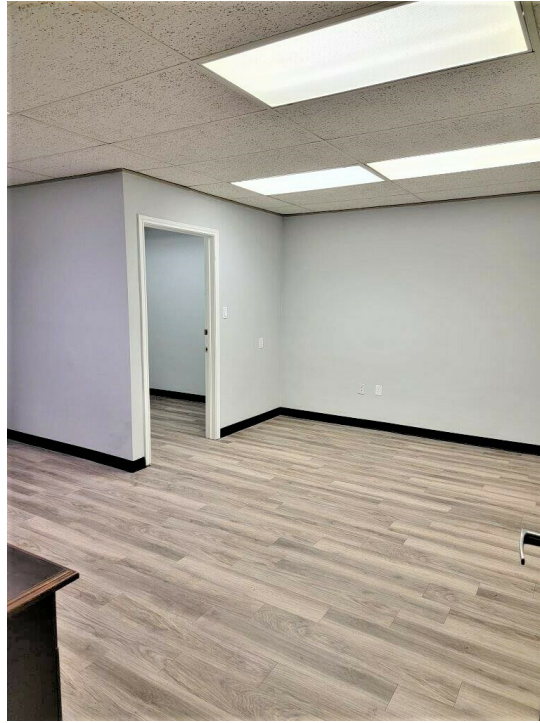


SUITE F INTERIOR PHOTOS

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ADDITIONAL PHOTOS

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RETAILER MAP

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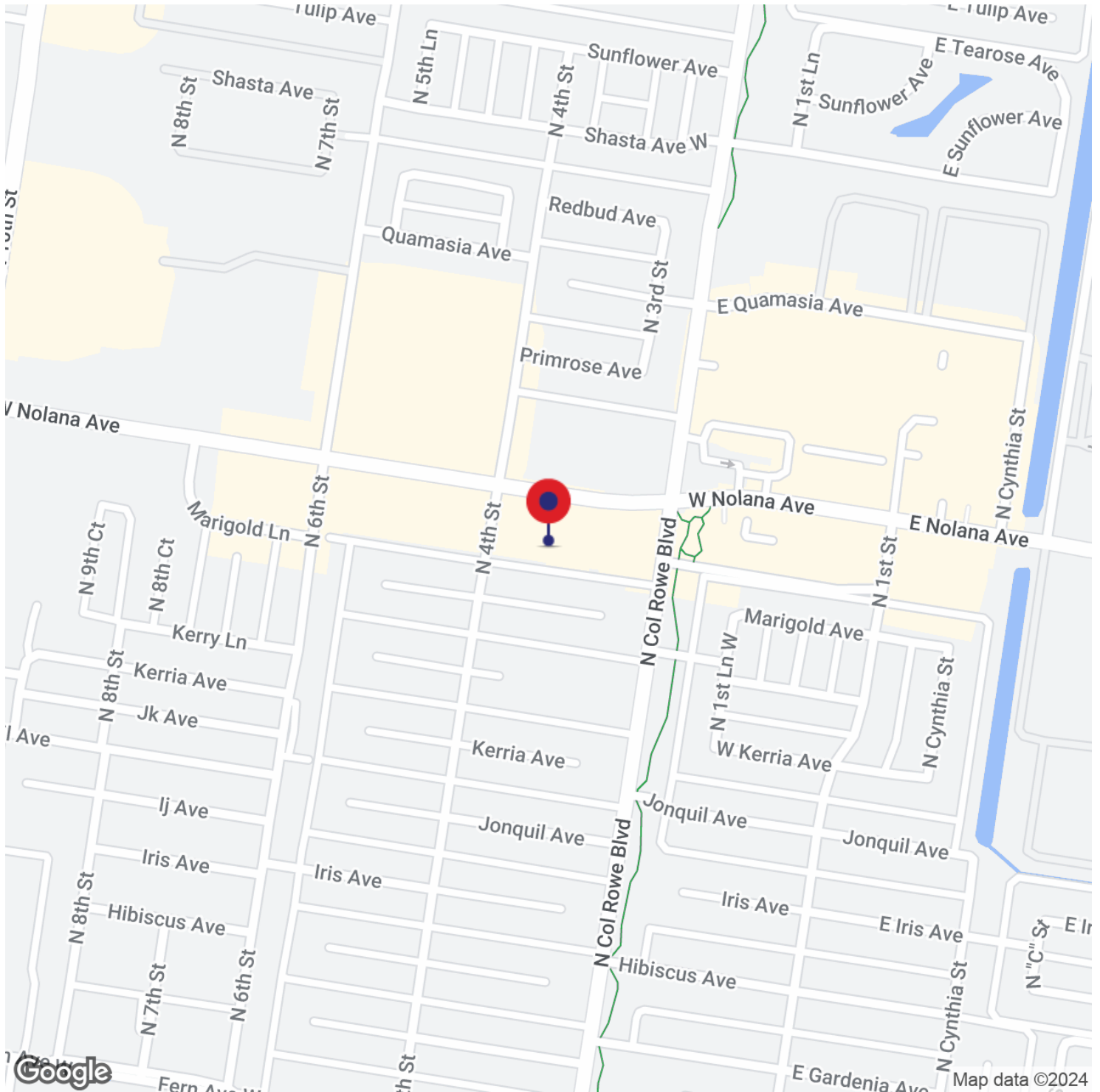
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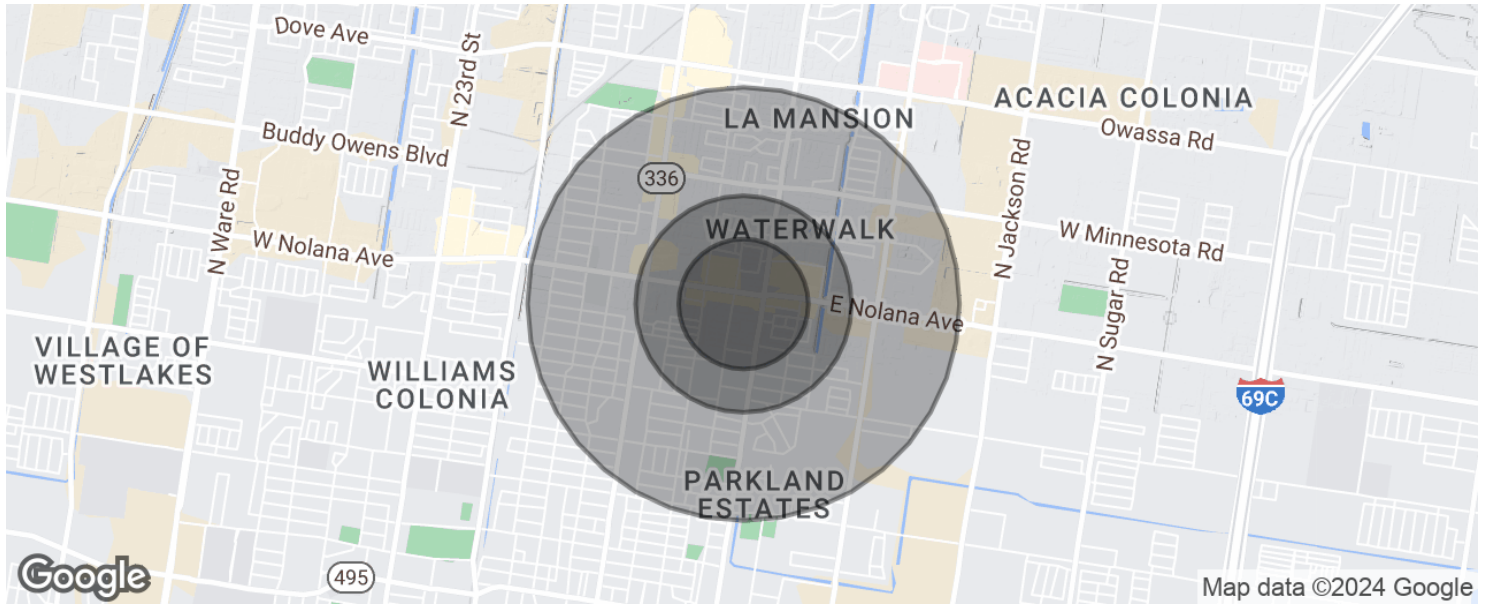
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POPULATION

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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DISCLAIMER

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DISCLAIMER

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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.

<u>First American Realty Co</u>	<u>444231</u>	<u></u>	<u>(956) 682-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrly.com</u>	<u>(956) 682-3000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Charles Marina</u>	<u>229272</u>	<u>cmarina@firstamrly.com</u>	<u>(956) 495-3000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u></u>	<u></u>
Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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First American Realty Company, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Phone: 956.682.3000 Fax: 956.682.4074

New Forms

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