

6521 NORTH 10TH ST
MCALLEN, TX 78504

OFFICE BUILDING FOR LEASE

1 SUITE AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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Partner | Co-Managing Broker

***Disclaimer:** We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

NAI Rio Grande
Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY

800 W Dallas Ave, McAllen, TX 78501

956.994.8900 | nairgv.com

PROPERTY SUMMARY

6521 NORTH 10TH STREET | MCALLEN, TX 78504



PROPERTY DESCRIPTION

Nightingale Professional Office Plaza is strategically located on 10th St., one of McAllen's main thoroughfares, ensuring high visibility and heavy traffic. This prime location is ideal for any type of office or professional use.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,622	35,828	80,655
Total Population	12,703	102,114	236,041
Average HH Income	\$107,820	\$93,632	\$81,216

OFFERING SUMMARY

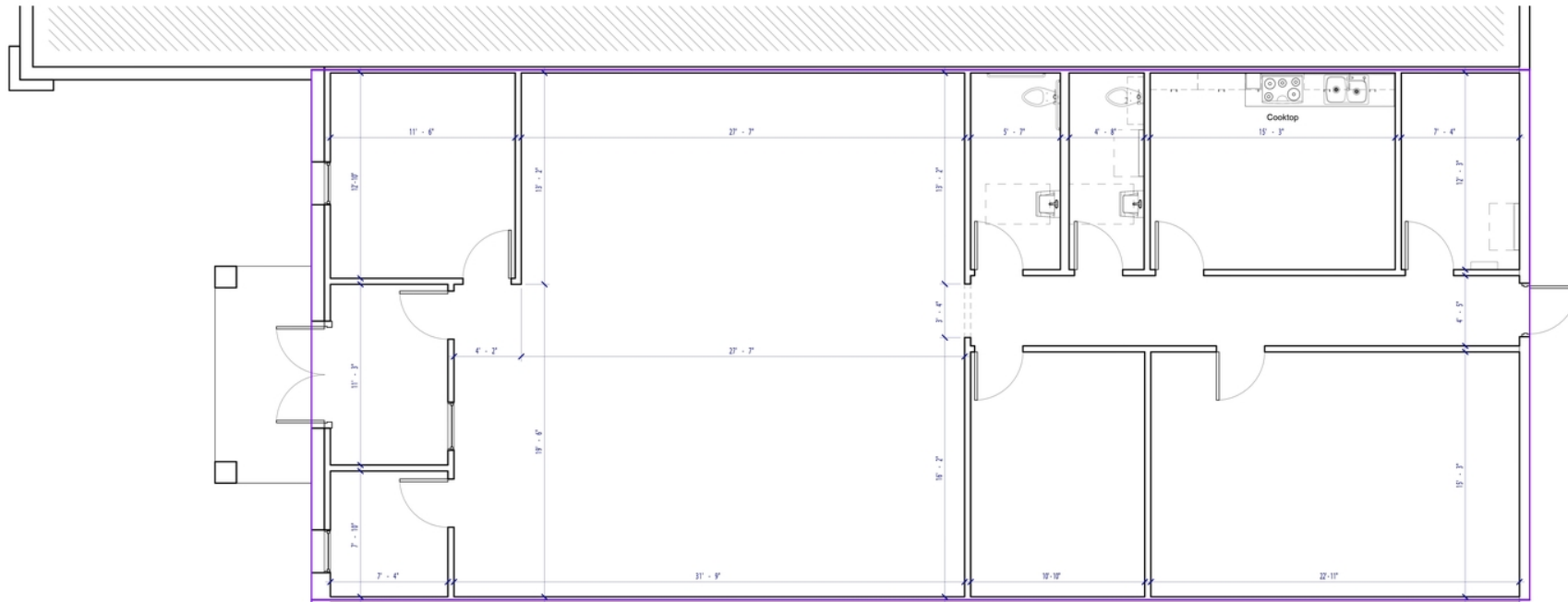
Lease Rate:	\$18.00 SF/YR + \$3.88 YR NNN
Suite B	2,501 SF
Building Size:	20,670 SF
Year Built:	1998
Parking Spaces:	50
Traffic Count:	N 10th St: 29,994 VPD

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FLOOR PLAN: SUITE B

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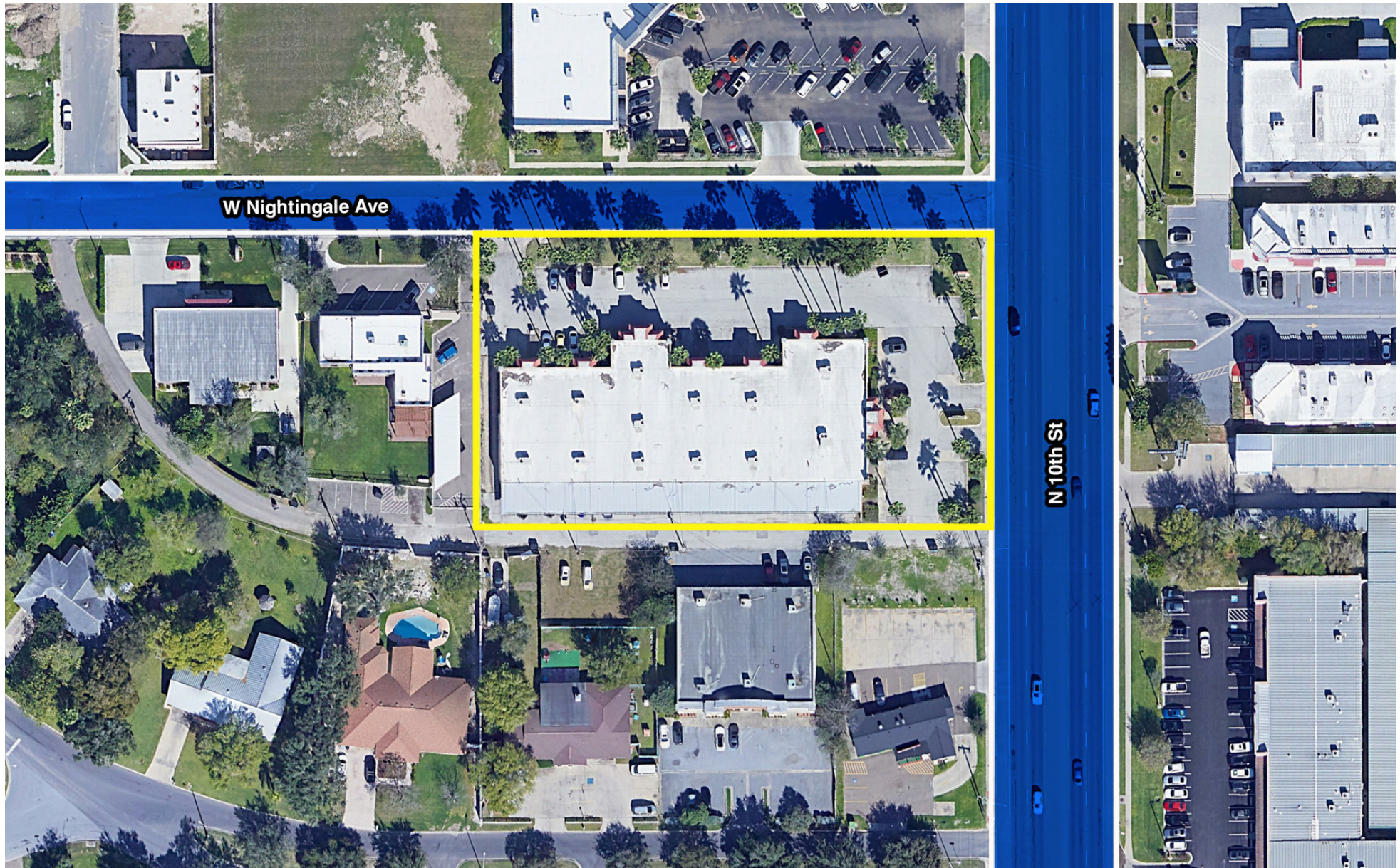
SUITE B : 2,501 SF

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AERIAL MAP

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