

LOOP 20 PLAZA

4151 Jaime Zapata Memorial Hwy., Laredo, TX 78046

OFFICE BUILDING FOR LEASE



KAYLA ALVARADO

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TANO CARRANZA

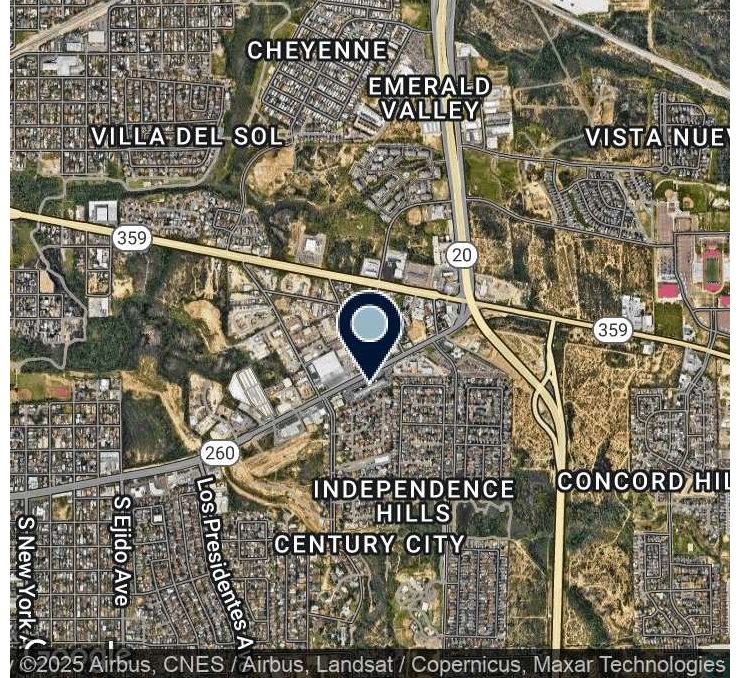
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PROPERTY DESCRIPTION

Office building totaling 46,000 SF offers six vacant suites available for lease move-in ready for medical or office use.

PROPERTY HIGHLIGHTS

- High traffic area fronting Jaime Zapata Memorial Hwy.
- Newly renovated suites 206, 207
- Immediate access to Loop 20 and US 83
- Surrounded by dense residential area
- Move in Ready
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Number of Units:	19
Available SF:	1,580 - 2,007 SF
Lot Size:	3.83 Acres
Building Size:	45,999 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	26,621	53,468	66,333
Total Population	90,566	176,000	214,480
Average HH Income	\$51,819	\$49,290	\$56,667

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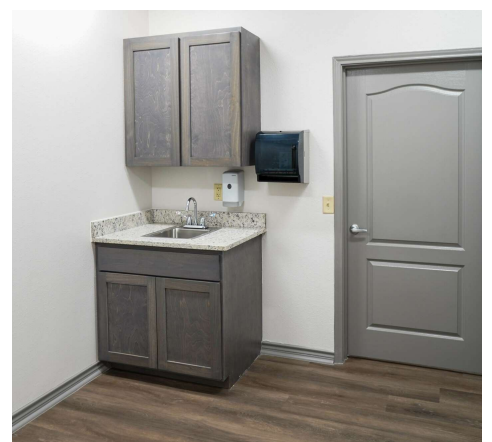
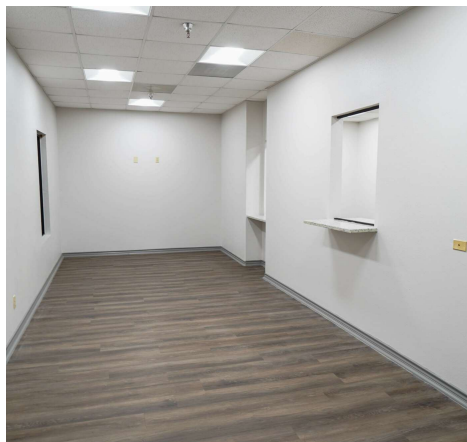
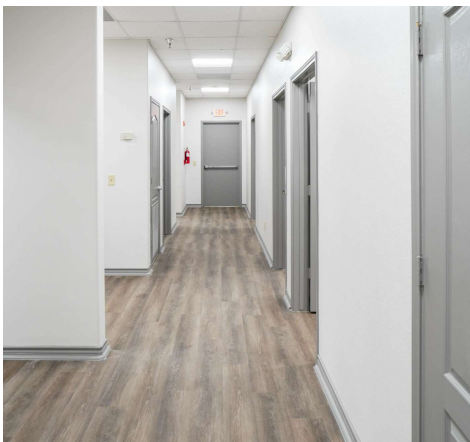
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LEVEL 1



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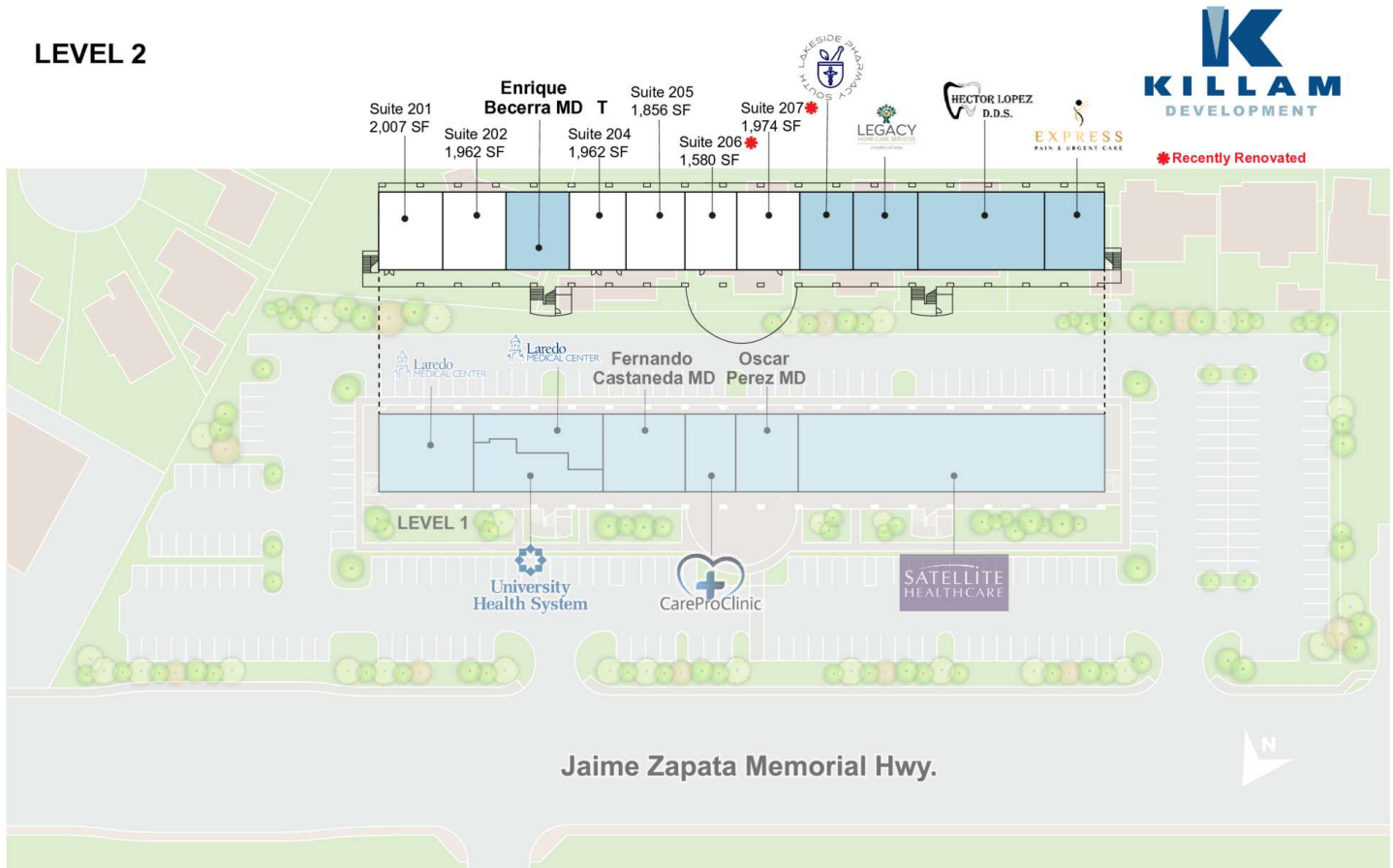


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LEVEL 2



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