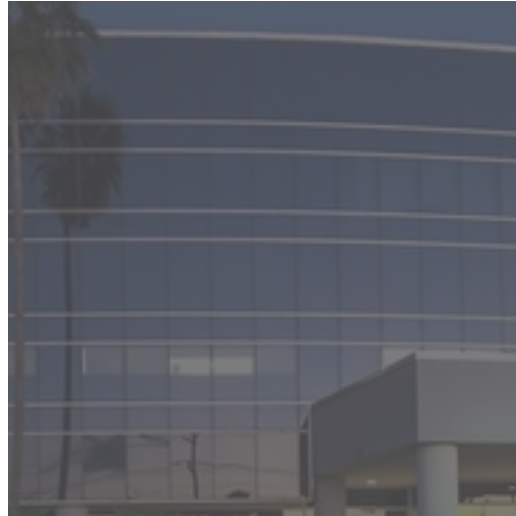
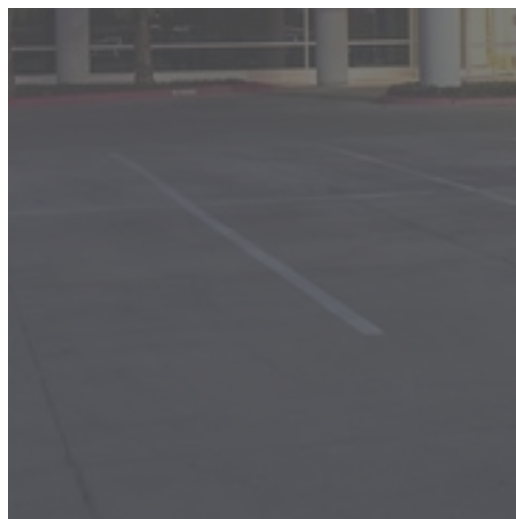


OFFICE BUILDING FOR LEASE

TEXAS COASTAL PROFESSIONAL BLDG



5700
N EXPRESSWAY 77/83
BROWNSVILLE, TX

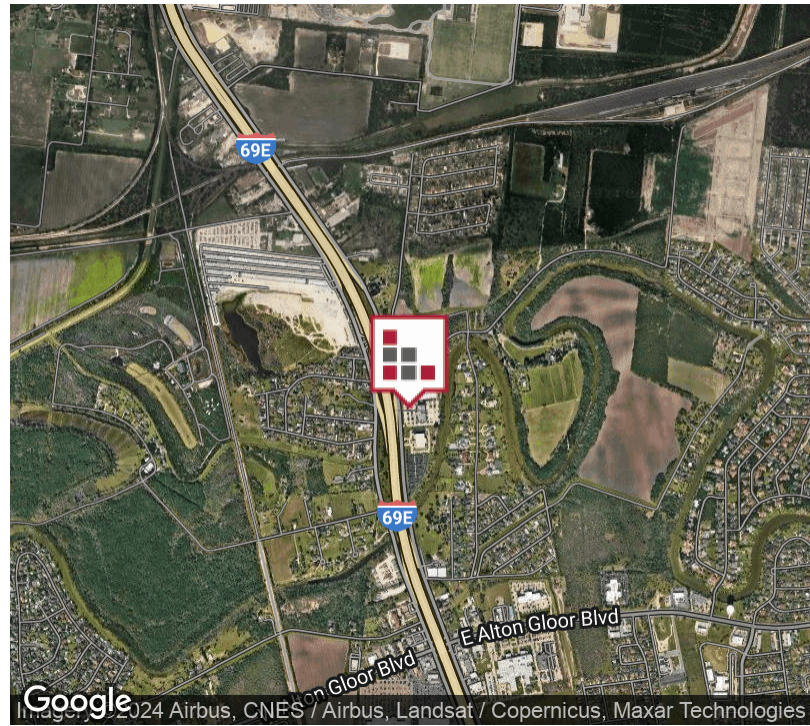


Recently renovated Class A Professional Office Building located on Expressway 77/83 near restaurants and retail. Landlord will build-to-suit for tenant's professional office space, which includes all expenses for electricity, water, janitorial. Texas Coastal Professional Building is professionally managed with on-site maintenance. Landlord will consider 3 year term on Second Generation Space. CAD Files and Floor Plans available for all Availabilities.



FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Building Size:	66,877 SF
Available SF:	1,139 - 3,667 SF
Lot Size:	5 Acres
Year Built:	2006
Renovated:	2017
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Recently renovated Class A Professional Office Building located on Expressway 77/83 near restaurants and retail. Landlord will build-to-suit for tenant's professional office space, which includes all expenses for electricity, water, janitorial. Texas Coastal Professional Building is professionally managed with on-site maintenance. Several Second Generation Medical Offices ready for your Medical Practice.

PROPERTY HIGHLIGHTS

- **Recent Renovation**
- **Expressway Visibility**
- **Class A Office Building**
- **Proximity to area retailers**
- **Full Service Office Building**

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

AVAILABLE SPACES



LEASE TYPE FULL SERVICE | **TOTAL SPACE** 1,139 - 3,667 SF | **LEASE TERM** 36 TO 60 MONTHS | **LEASE RATE** \$28.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	2,403 SF	Full Service	\$28.00 SF/yr	Shell Space
Suite 203	Available	2,703 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 301	Available	3,667 SF	Full Service	\$28.00 SF/yr	Second Gen Medical
Suite 302	Available	2,440 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 303	Available	3,586 SF	Full Service	\$28.00 SF/yr	Second Gen Medical
Suite 304	Available	3,027 SF	Full Service	\$28.00 SF/yr	Shell Space
Suite 305B	Available	1,725 SF	Full Service	\$28.00 SF/yr	Sec Gen Medical
Suite 306	Available	1,532 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 307	Available	2,956 SF	Full Service	\$28.00 SF/yr	Sec Gen Medical
Suite 308	Available	1,774 SF	Full Service	\$28.00 SF/yr	Former Physical Therapy Clinic.
Suite 309	Available	1,139 SF	Full Service	\$28.00 SF/yr	Sec Gen Medical



CINDY HOPKINS REAL ESTATE

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FOR LEASE
TEXAS COASTAL PROFESSIONAL BUILDING

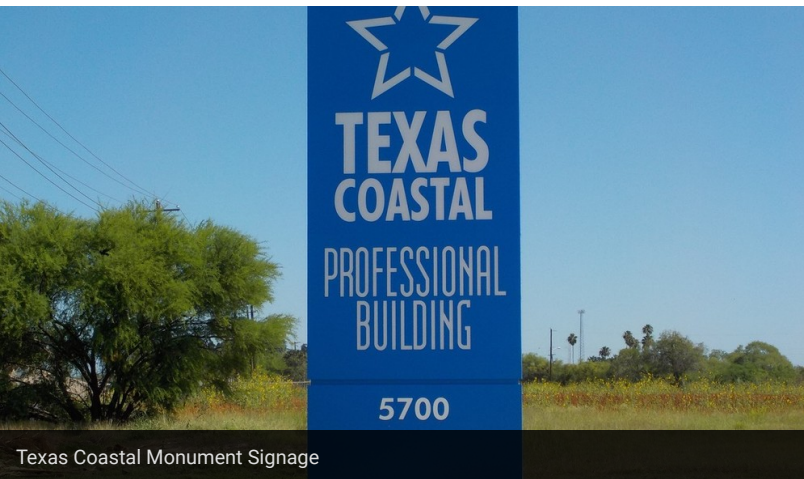
ADDITIONAL PHOTOS



Exterior Photo



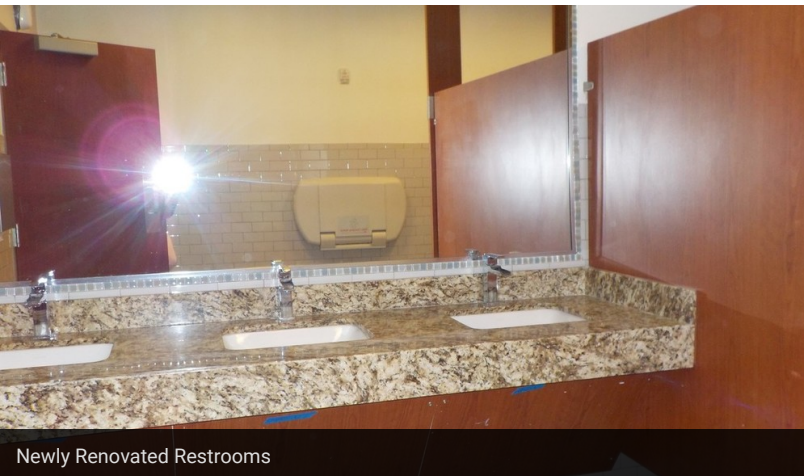
View of Rear Area [from Interior]



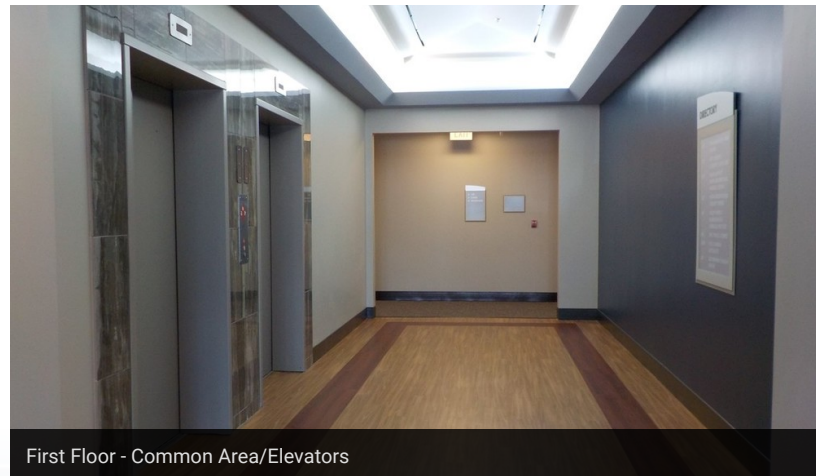
Texas Coastal Monument Signage



Exterior Building Photo



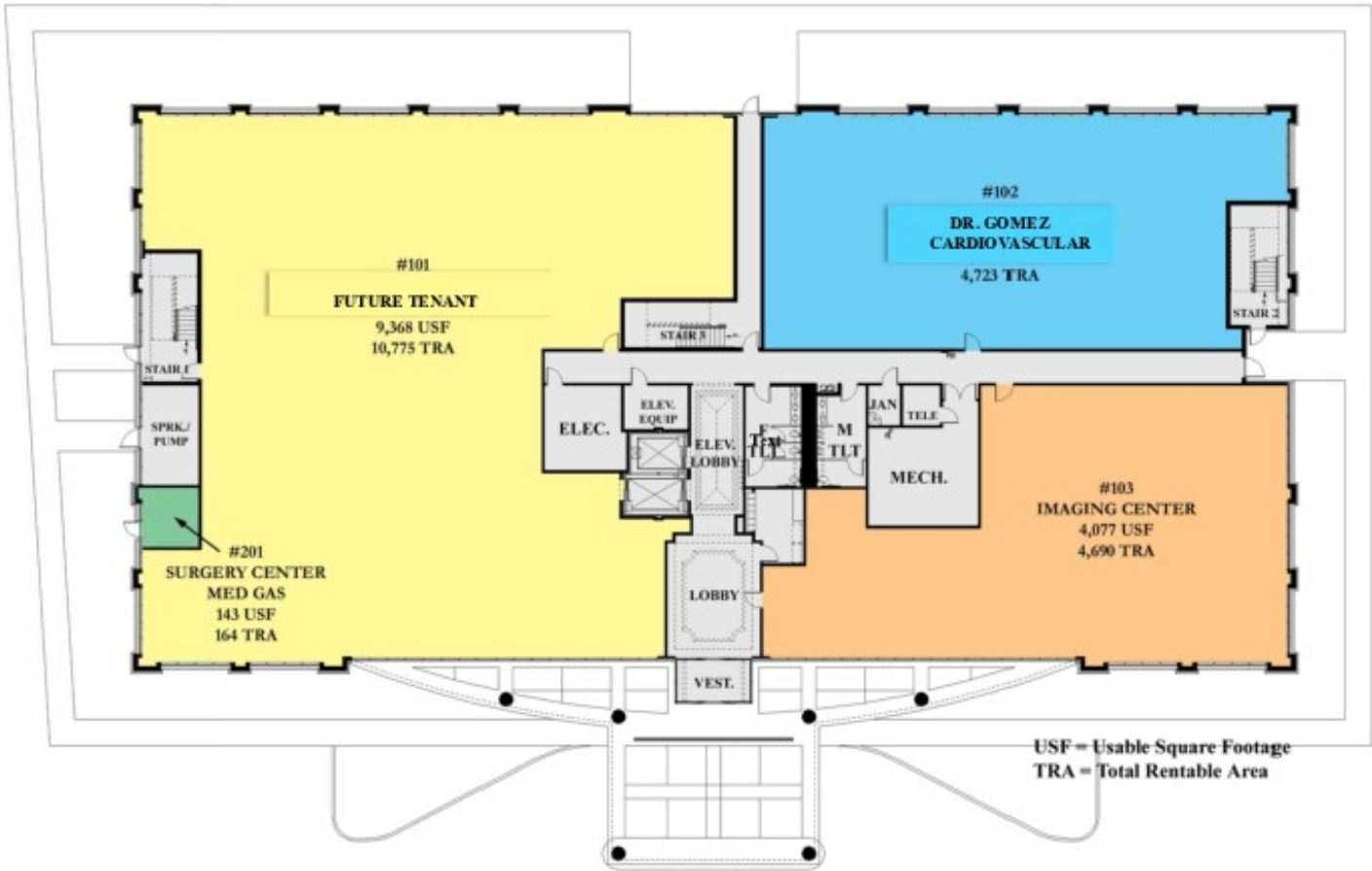
Newly Renovated Restrooms



First Floor - Common Area/Elevators

FOR LEASE
TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - 1ST FLOOR



Brownsville IMP
Brownsville, Texas

First Floor



2/28/07



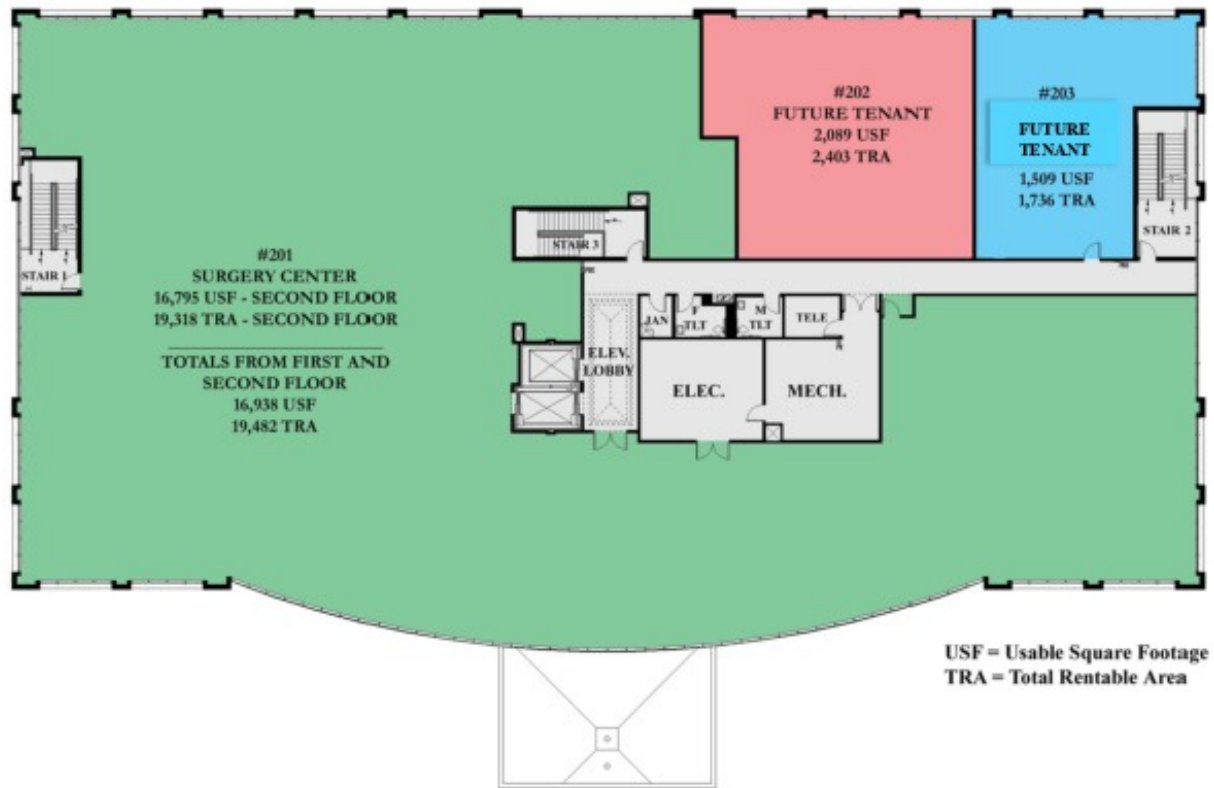
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TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - FLOOR 2



Brownsville IMP
Brownsville, Texas

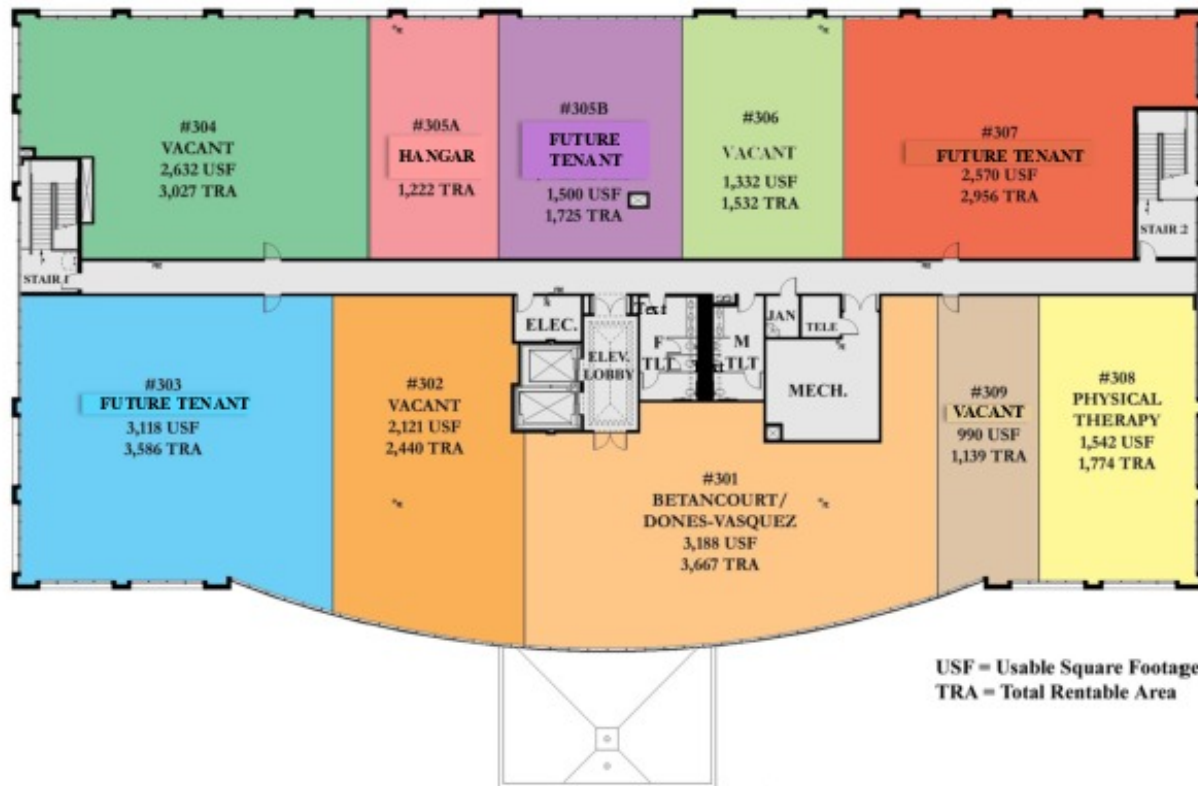
Second Floor



2/28/07

FOR LEASE
TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - FLOOR 3



Brownsville IMP
Brownsville, Texas

Third Floor



2/28/07

FOR LEASE
TEXAS COASTAL PROFESSIONAL BUILDING

AERIAL MAP



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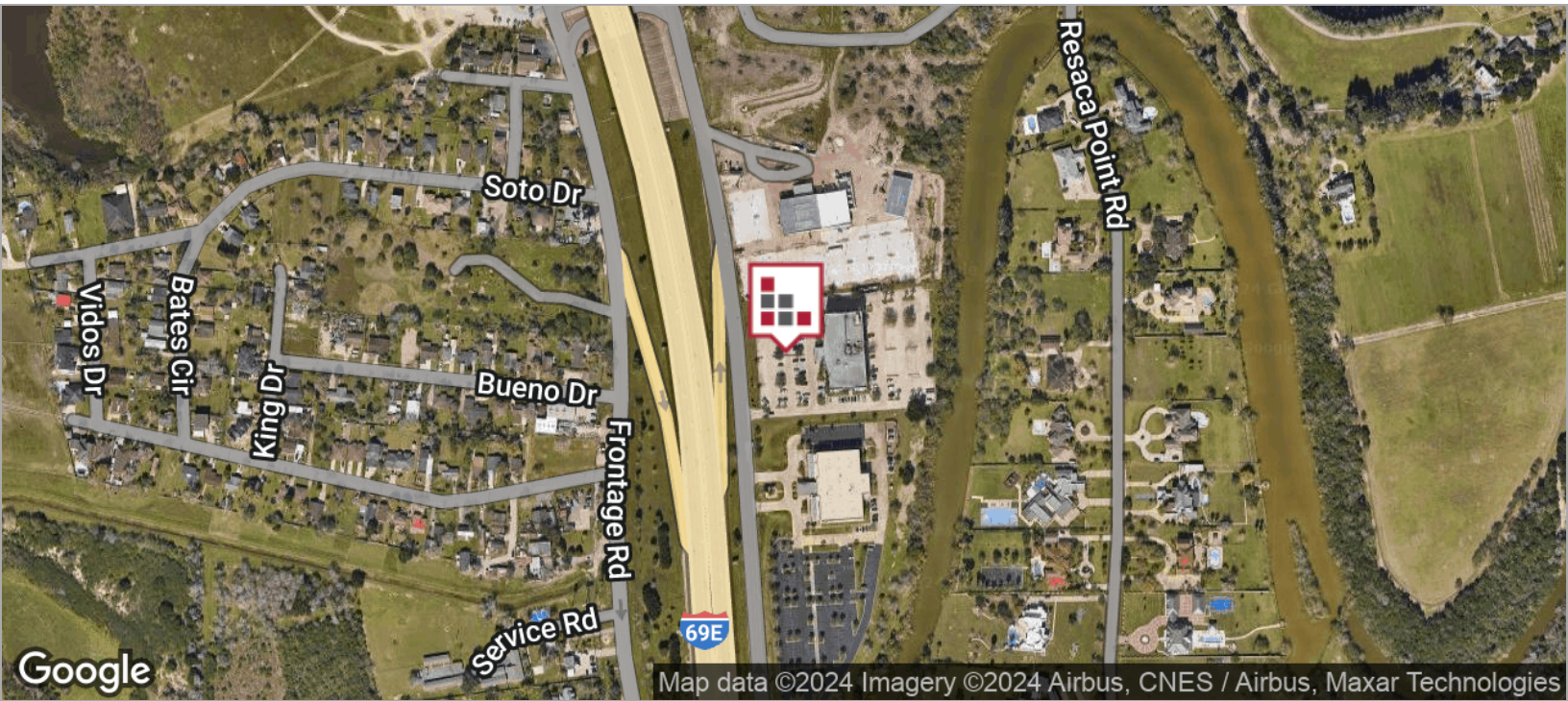
FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

RETAILER MAP



FOR LEASE
TEXAS COASTAL PROFESSIONAL BUILDING

LOCATION MAPS



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FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	26,353	82,004	231,265
Median age	28.1	28.0	28.7
Median age (Male)	26.2	25.9	26.3
Median age (Female)	29.8	29.9	30.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	6,895	22,246	62,788
# of persons per HH	3.8	3.7	3.7
Average HH income	\$54,414	\$51,875	\$43,183
Average house value	\$125,218	\$113,964	\$101,237

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	90.4%	90.0%	92.2%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	90.8%	90.7%	90.2%
Black	0.2%	0.4%	0.3%
Asian	1.1%	1.2%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.2%
Other	6.7%	6.4%	7.6%

* Demographic data derived from 2020 ACS - US Census