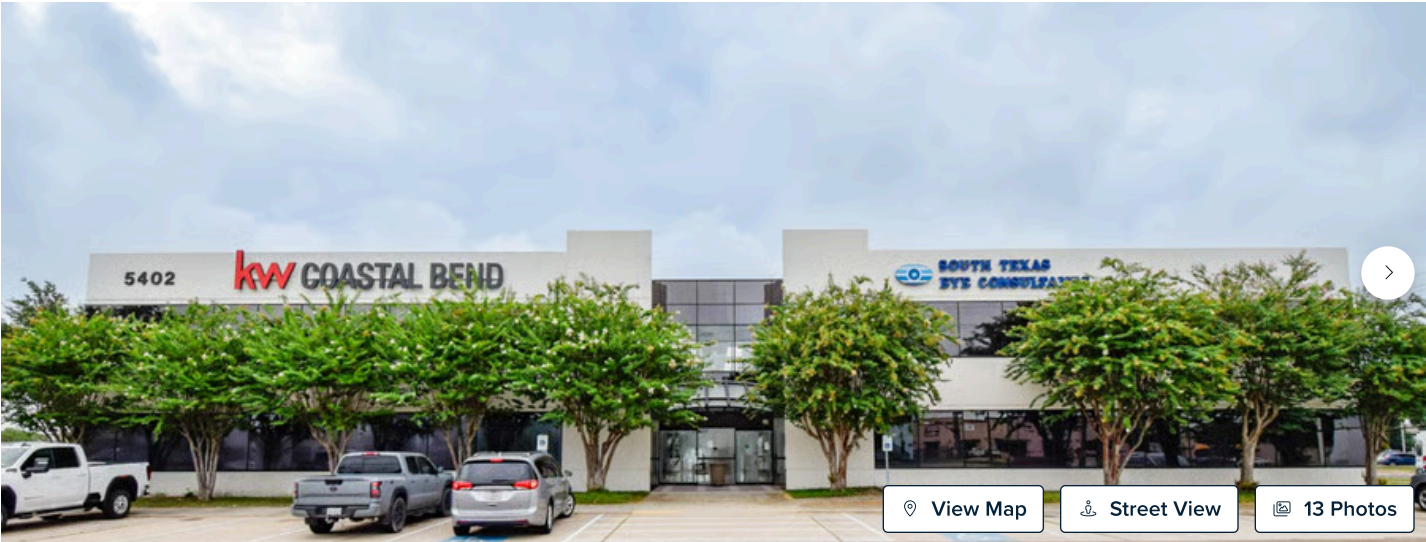


5402 S STAPLES ST, CORPUS CHRISTI, TX 78411-4670 For Lease



**\$20.56/SF/YR** | 45 days on market | Updated 45 days ago  
Professional Office Suite Centrally Located

Building Details

|               |                |                        |                                      |
|---------------|----------------|------------------------|--------------------------------------|
| Property Type | Office         | Sub Type               | Traditional Office, Executive Office |
| Tenancy       | Single         | Total Available Spaces | 1                                    |
| Lease Type    | Modified Gross | Total Building SqFt    | 30,770                               |
| Year Built    | 1983           | Lot Size (SqFt)        | 87,208                               |
| Zoning        | Commercial     | Stories                | 2                                    |
| Available on  | 07/17/2026     | Assessor Parcel Number | 238036                               |

Spaces

|         |               |             |                |   |
|---------|---------------|-------------|----------------|---|
| Space 1 | \$20.56/SF/YR | 30,770 SqFt | Modified Gross | ▼ |
|---------|---------------|-------------|----------------|---|

817 SF | Newly Renovated | 2 Private Offices | Reception Area

Building description

Available for lease is a fully renovated, 817 SF first-floor office suite designed for traditional professional use. The space has been completely updated with new paint, modern flooring, and upgraded commercial lighting.

The efficient layout includes a dedicated reception/waiting area, two private offices, and two functional storage closets. A large wall of windows provides excellent natural light and direct exterior visibility.

Located on the high-traffic S. Staples Street corridor, the property is surrounded by professional offices, medical facilities, restaurants, and shopping centers.

Suite Summary

- **Size:** 817 SF (1st Floor)
- **Layout:** Reception, 2 Private Offices, 2 Storage Closets
- **Condition:** Turnkey (New paint, flooring, and lighting)
- **Rent:** \$1,400 / Month Flat (Base Year)

- **Lease Type:** Modified Gross (Tenant pays pro rata share of expense increases over the base year)
- **Best Suited For:** Legal, financial, insurance, medical consultants, or standard administrative services.

### Building highlights

**Iconic Mid-Century Architecture:** Originally built by a prominent oil and gas company as a corporate statement piece, this building stands as a recognized professional landmark.

**Sunlit Central Atrium:** A breathtaking, expansive central interior atrium anchored by a massive architectural skylight, offering tenants and clients an inspiring, corporate first impression.

**Modern Common Facilities:** Completely updated, modern common area restrooms completed to excellent standards.

**Superior Parking & Access:** High-ratio, stress-free surface parking lot offering seamless access for high-turnover client volume and employees alike.

**Unbeatable City Central Location:** Strategically positioned in the heart of the 78411 business corridor with immediate, rapid access to SPID (South Padre Island Drive).

### Listing Contacts

Elizabeth Parsley PRO 

Keller Williams Coastal B...



LIC: TX 707070

...4527 

.....sley@...com 

[Chat](#) [View Profile](#)

### Map



### Zoning

**CG-2 Commercial** General Commercial General Commercial

[View \(https://online.encodeplus.com/regs/corpuschristi-tx/doc-viewer.aspx#secid-561\)](https://online.encodeplus.com/regs/corpuschristi-tx/doc-viewer.aspx#secid-561) municipality zoning documents

The General Commercial zoning districts provide sufficient space in appropriate locations for all types of commercial and service activity, particularly along arterial streets where a general mixture of such activity now exists. Such uses are not characterized by extensive warehousing, frequent heavy Show more

☒ Commercial
 ☒ General residential
 ☒ Industrial
 ☒ Multifamily
 ☐ ADU (local)
 ☐ ADU (state)
 ☐ Short term rentals
 ☐ Single family
 ☐ Two family

What can I build here?

Last updated Aug 3, 2026  
For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com/zoning-maps?address=5402%20S%20STAPLES%20ST%2C%20CORPUS%20CHRIST%2C%20TX%2078411-4670&lat=27.7024607970903&lng=-97.37272906812287&resource=cxexl\)](https://www.zoneomics.com/zoning-maps?address=5402%20S%20STAPLES%20ST%2C%20CORPUS%20CHRIST%2C%20TX%2078411-4670&lat=27.7024607970903&lng=-97.37272906812287&resource=cxexl)

Climate Risk for 78411-4670

Flood Zone

This property is located in Zone X (unshaded) ⓘ

Flood Factor

1

/10

Minimal

FLOOD  
FACTOR™

This property has a minimal Flood Factor™.

Flood Risk Over Time

0%0%0%0%0%0%0%

0y5y10y15y20y25y30y

Within the next 30 years, this property has a 0% chance of any flood water reaching the building at least once.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Factor

1

/10

Minimal

FIRE  
FACTOR™

This property has a minimal Fire Factor™.

Fire Risk Over Time

Data Unavailable for this Property

View more in-depth climate risk data on [First Street Technology, Inc](#)

Demographics

|                 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Age             |        |         |         |
| 2024 Median Age | 30.7   | 34.9    | 36.2    |
| Under 20        | 7,844  | 44,116  | 62,406  |
| 20 - 25         | 3,814  | 14,156  | 17,510  |
| 25 - 45         | 9,791  | 48,420  | 65,844  |
| 45 - 65         | 5,881  | 36,270  | 53,299  |
| Over 65         | 3,075  | 20,888  | 30,404  |
| Employees       |        |         |         |
| Total 2024      | 24,516 | 134,176 | 187,446 |
| Agriculture     | 276    | 1,109   | 1,534   |
| Construction    | 2,137  | 7,058   | 10,502  |
| Manufacturing   | 1,256  | 5,543   | 6,981   |

|                                        |          |          |          |
|----------------------------------------|----------|----------|----------|
| Wholesale Trade                        | 459      | 1,860    | 2,342    |
| Retail Trade                           | 3,493    | 11,092   | 14,442   |
| Transportation,<br>Warehousing         | 1,103    | 3,818    | 5,638    |
| Information                            | 183      | 989      | 1,252    |
| Finance, Insurance                     | 882      | 5,037    | 6,049    |
| Professional Services                  | 1,874    | 8,976    | 11,290   |
| Educational, Health Care               | 5,213    | 23,514   | 30,330   |
| Arts, Entertainment, Food              | 2,733    | 9,105    | 12,824   |
| Management, Business,<br>Science, Arts | 7,229    | 33,658   | 41,425   |
| Public Administration                  | 1,203    | 5,284    | 6,558    |
| Other Services                         | 1,600    | 4,585    | 6,065    |
| Household Income <span>^</span>        |          |          |          |
| 2024 Median Income                     | \$55,942 | \$72,171 | \$68,714 |
| Under \$25k                            | 2,751    | 9,397    | 15,647   |
| \$25k - \$50k                          | 2,934    | 11,268   | 16,298   |
| \$50k - \$100k                         | 5,175    | 21,935   | 28,898   |
| \$100k - \$150k                        | 1,384    | 10,462   | 14,811   |
| Above \$150k                           | 797      | 11,271   | 13,870   |
| Housing Occupancy <span>^</span>       |          |          |          |
| 2024 Ratio                             | 20:3     | 20:3     | 20:3     |
| Occupied                               | 11,589   | 55,773   | 77,864   |
| Vacant                                 | 1,452    | 8,560    | 11,660   |
| Population <span>^</span>              |          |          |          |
| 2024                                   | 31,099   | 168,749  | 236,339  |
| 2023                                   | 31,928   | 168,128  | 236,172  |
| 2022                                   | 32,306   | 167,464  | 236,442  |
| 2021                                   | 32,576   | 166,699  | 237,780  |



|                     |        |         |         |
|---------------------|--------|---------|---------|
| 2020                | 33,998 | 171,018 | 241,788 |
| Renter To Homeowner |        |         |         |
| 2024 Ratio          | 2:1    | 4:5     | 3:4     |
| Renters             | 8,812  | 28,552  | 38,767  |
| Homeowners          | 4,229  | 35,781  | 50,757  |

Property Photos



Similar Properties

View All Card Table

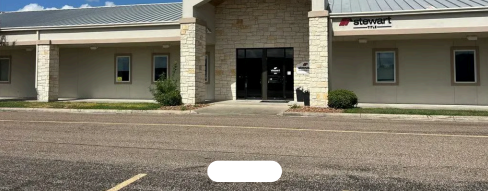
(https://www.crexi.com/lease/properties/185952/texas-gaslight-square?recommId=864d6de3568645d89f4fd8cfb53f66e2)



○ For Lease  
**\$1 - \$1.06/SF/MO**  
Gaslight Square  
647 - 1,855 SF Available  
1000 Santa Fe St, Corpus Christi, TX 78404

[Request Info](#)

(https://www.crexi.com/lease/properties/1060674/texas-14317-northwest-blvd?recommId=864d6de3568645d89f4fd8cfb53f66e2)



○ For Lease  
**\$22/SF/YR**  
14317 Northwest Blvd  
Retail • multi tenant  
14317 Northwest Blvd, Corpus Christi, Nueces County, ...

[Request Info](#)

(https://www.crexi.com/lease/properties/1172301-airline-rd-corpus-christi-tx-78414-430-recommId=864d6de3568645d89f4fd8cfb53f66e2)



○ For Lease  
**\$27/SF/YR**  
Office Space in New Building  
New Office Space - Move in Ready  
2301 AIRLINE RD, CORPUS CHRISTI, NUECES,

[Request Info](#)

Additional Information

|                   |                           |         |                 |
|-------------------|---------------------------|---------|-----------------|
| Name              | Elizabeth Parsley         | License | 707070          |
| Brokerage         | KW Coastal Bend           | Title   | Sales Associate |
| Brokerage Address | 5402 South Staples Street |         |                 |