

# ONE SHORELINE PLAZA

800 NORTH SHORELINE BLVD  
CORPUS CHRISTI, TX 78401

LEASE RATE:

NEGOTIABLE



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Cravey**  
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Building Size:** 363,302 SF

**Lease Rate:** Negotiable

**Available SF:** 1,500 - 22,030 SF

**Building Class:** A

**Zoning:** B-2  
Bayfront Business

### PROPERTY OVERVIEW

Built in 1985 the twin 28 and 22 story office towers contain approximately 363,302 rentable square feet. One Shoreline Plaza is a Class A, multi-tenant office project offering panoramic ocean views of the Corpus Christi Bay. The project provides a very stable tenant base with a history of renewing tenants. Project amenities include ample covered parking, janitorial and maintenance services, executive suites, on-site security, electronic security systems, granite flooring in common areas and is located on the bus line.

### PROPERTY HIGHLIGHTS

- Class A office space for lease in one of Corpus Christi's most recognizable buildings!
- Twin 28 and 22 story office towers
- Panoramic ocean views of the Corpus Christi Bay
- On site security and electronic security systems
- Granite flooring in common areas
- Mayor's Merriest Decor Contest 2022 Winner - Best Big Building

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## BUILDING SPECIFICATIONS

Foundation:	The foundation consists of a continuous monolithic slab poured on reinforced concrete footings.
Floor Structure:	The ground floor structure consists of concrete slab on compacted fill, and the remaining floors are metal deck with light-weight concrete cover.
Exterior Walls:	The exterior wall structure is a combination of steel frame with double pane bronze glass panels set in aluminum frames and concrete beige exterior panels.
Electrical:	The electrical system has a service capacity of 4,000 amp M.L.O., 480/277 volt, 3 phase, 4 wire per tower.
Parking:	The attached parking structure is seven levels at the rear of the property. The property features 921 parking spaces (127 uncovered on top of garage), of which 9 are reserved handicapped spaces. This equates to a parking ratio of 2.54 spaces per 1,000 square feet. All parking spaces and vehicle drives are concrete.
Elevator/Stairs:	Five sets of interior stairwells are located within the building. The building also includes twelve Dover passenger elevators. Each tower has 4 elevators with 3,000 pound capacity and 1,000 feet per minute speed. An additional bank of four elevators with 3,000 pound capacity and 350-feet/minute speed handle access to the center section of the building, as well as the adjacent parking garage.
HVAC:	A chilled water system consisting of two 450-ton, and one 200-ton Trane centrifugal SVHE's with U.C.P. Trane microprocessor control and two, 1 cell series 3000 Baltimore belt-driven cooling towers. Armstrong centrifugal series 4600 pumps are used for condenser and chill water loops. An approximate 19.75 ton air handler unit services each floor with the capability of 7,100 cubic feet per minute with final distribution via variable air terminals.
Life Safety System:	The improvements are fire sprinklered, and all tenant areas are equipped with smoke detectors. A Simplex 2001-8005 Voice Communication and Fire Alarm System provides fire alarm and monitoring.
Flood Zone:	Located in Zone B. FEMA Zone B or C is an area that has been identified in the community flood insurance study as an area of moderate or minimal hazard from the principal source of flood in the area.

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ADDITIONAL PHOTOS



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# AERIAL MAP



**MATTHEW CRAVEY, SIOR, CCIM**

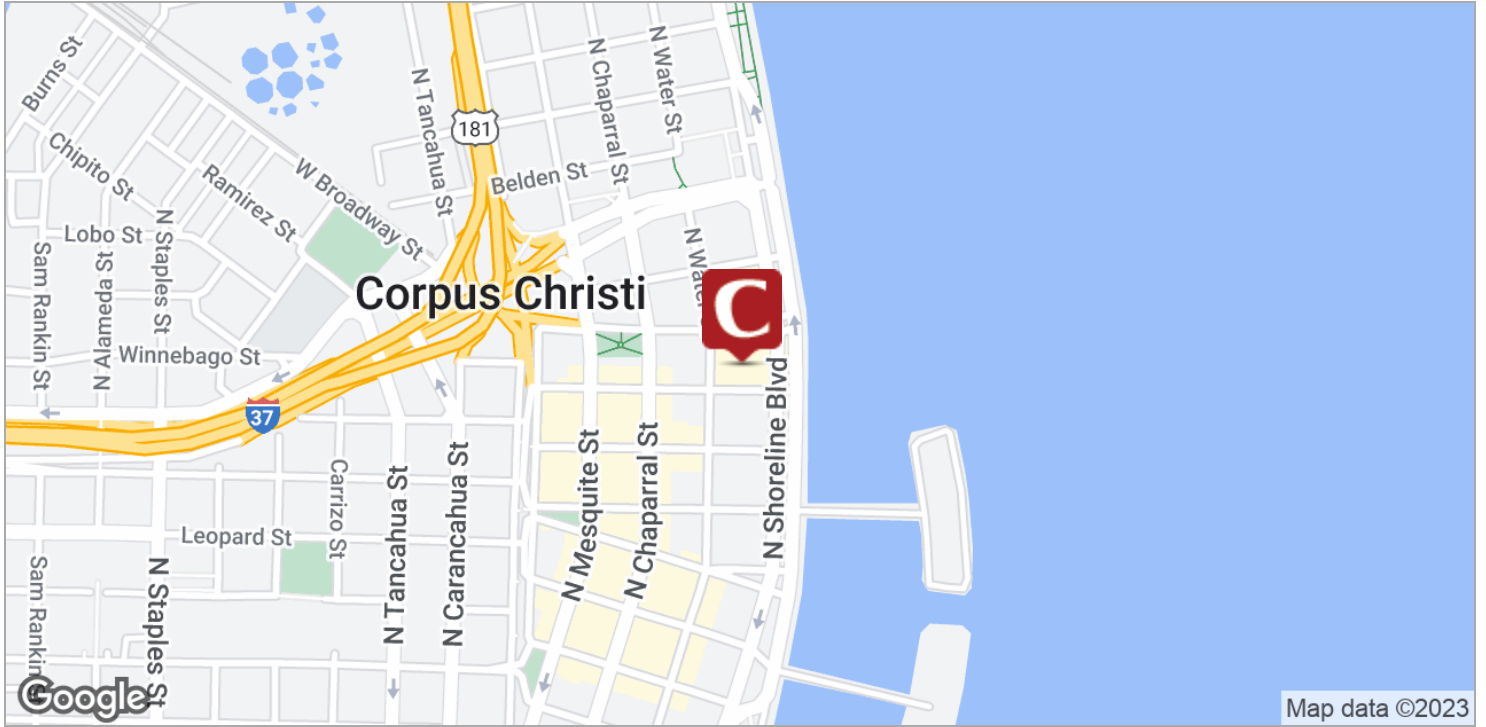
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## LOCATION MAPS



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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>Cravey Real Estate Services, Inc.</u>	<u>0409080</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Cravey Real Estate Services, Inc.</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Matthew Cravey, SIOR, CCIM</u>	<u>203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0