

1313 - 1315 W Polk Ave, Pharr, TX 78577

OFFICE SPACE FOR LEASE



LAURA LIZA PAZ

*Senior Associate // Real Estate Broker
laurap@nairgv.com | 956.227.8000*

**FOR PROPERTY INFORMATION &
SITE TOURS PLEASE CONTACT:**

NAI RIO GRANDE VALLEY

*800 W Dallas Ave // McAllen, TX 78501
nairgv.com | 956.994.8900*

PROPERTY LOCATION

Discover the ideal professional space at the accessible and prime location between Jackson Rd and North Sugar Rd in Pharr. Positioned for convenience, this plaza offers easy access to Highway 83, major retailers like TJ Maxx, Academy, Ross Stores, Pappadeaux, Lacks, FedEx, Wells Fargo Bank, and an array of dining options.

With 14 available suites for lease, each suite is thoughtfully designed for various professional uses. Every space comprises a welcoming reception area, 2-4 offices, a convenient kitchenette, and a private restroom for your exclusive use.

Recent upgrades including a new roof and AC units ensure a comfortable and modern working environment. Don't miss the opportunity to secure your spot in this dynamic and versatile professional plaza!



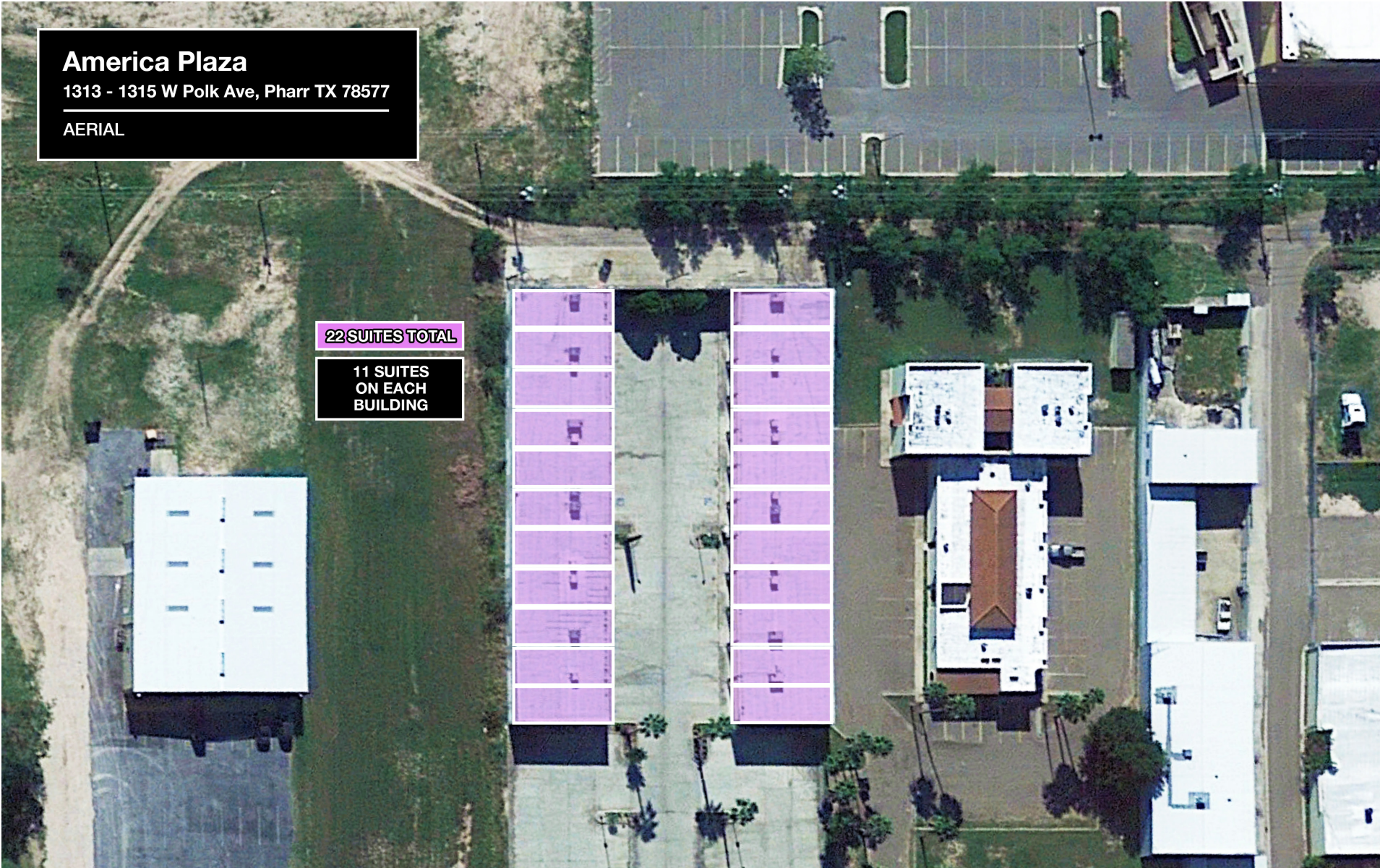
PROPERTY FEATURES

Lease Rate: \$14.16 SF/Annual
+ (\$75.00 Mo) CAM

Unit Sizes: 680 SF (Each)

Number of Units Available: 14





America Plaza
1313 - 1315 W Polk Ave, Pharr TX 78577
AERIAL

22 SUITES TOTAL

11 SUITES
ON EACH
BUILDING

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