

FOR LEASE FORMER HEB HEADQUARTERS



807 N. UPPER BROADWAY STREET | CORPUS CHRISTI, TX 78401

★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★



PROPERTY DESCRIPTION

Historical building that was once HEB's headquarters to be completely renovated into Class A office space unlike anything else in Corpus Christi. Located in the heart of the CBD the property offers scenic views of the Bay and the new Harbor Bridge along with covered parking. Easy access to Crosstown Expressway, Hwy. 181 and IH-37. Ideal for any professional office use.

PROPERTY HIGHLIGHTS

- Historical Building
- Completely Renovated
- Scenic Views

JOE CASEY
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OFFERING SUMMARY

Lease Rate:	Call for Rate
Available SF:	5,652 SF - 10,234 SF
Lot Size:	1.07 Acres
Building Size:	46,106 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,437	16,694	40,168
Total Population	3,421	45,215	111,123
Average HH Income	\$30,920	\$42,811	\$45,436

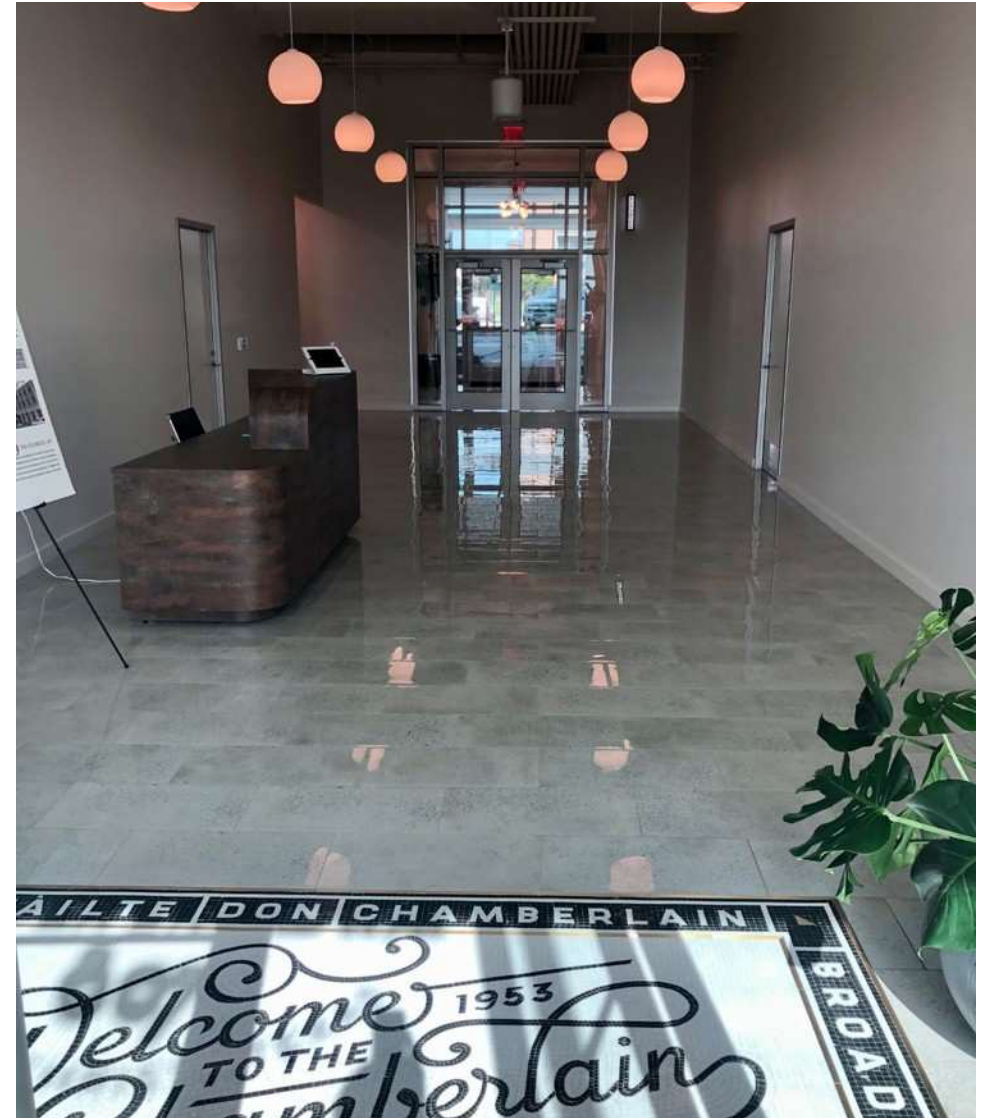
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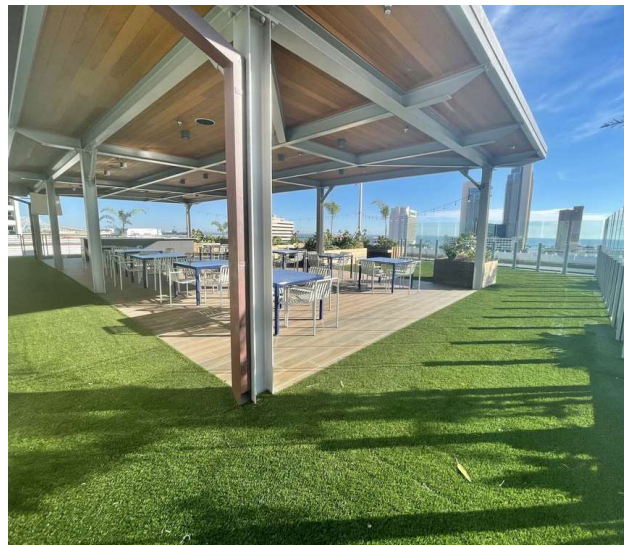
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BASEMENT FLOOR PLAN

TENANT RENTABLE SQFT:	5,652 SQFT
COMMON HALLWAY/RR:	631 SQFT
ELEVATOR/STAIRS:	399 SQFT
MECHANICAL ROOM:	260 SQFT
ELECTRICAL/FIRE RISER:	568 SQFT



FIRST FLOOR PLAN

TENANT RENTABLE SQFT	4,830 SQFT
SPACE 1:	4,830 SQFT
SPACE 2:	4,210 SQFT
COMMON HALLWAY/RR:	1,648 SQFT
ELEVATOR/STAIRS:	291 SQFT
MECHANICAL ROOM:	338 SQFT



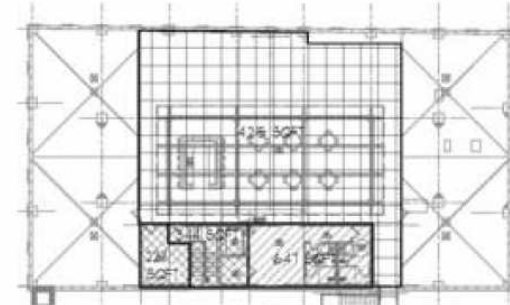
SECOND FLOOR PLAN

TENANT RENTABLE SQFT:	10,234 SQFT
COMMON HALLWAY/RR:	645 SQFT
ELEVATOR/STAIRS:	291 SQFT
MECHANICAL ROOM:	254 SQFT



THIRD FLOOR PLAN

TENANT RENTABLE SQFT:	10,234 SQFT
COMMON HALLWAY/RR:	645 SQFT
ELEVATOR/STAIRS:	291 SQFT
MECHANICAL ROOM:	254 SQFT



FOURTH FLOOR PLAN (ROOFTOP)

ROOF DECK SQFT:	4,215 SQFT
COMMON HALLWAY/RR:	641 SQFT
ELEVATOR/STAIRS:	344 SQFT
STORAGE ROOM:	221 SQFT



FLOOR SQUARE FOOTAGE

FRAZIER COMPANY - 807 UPPER BROADWAY

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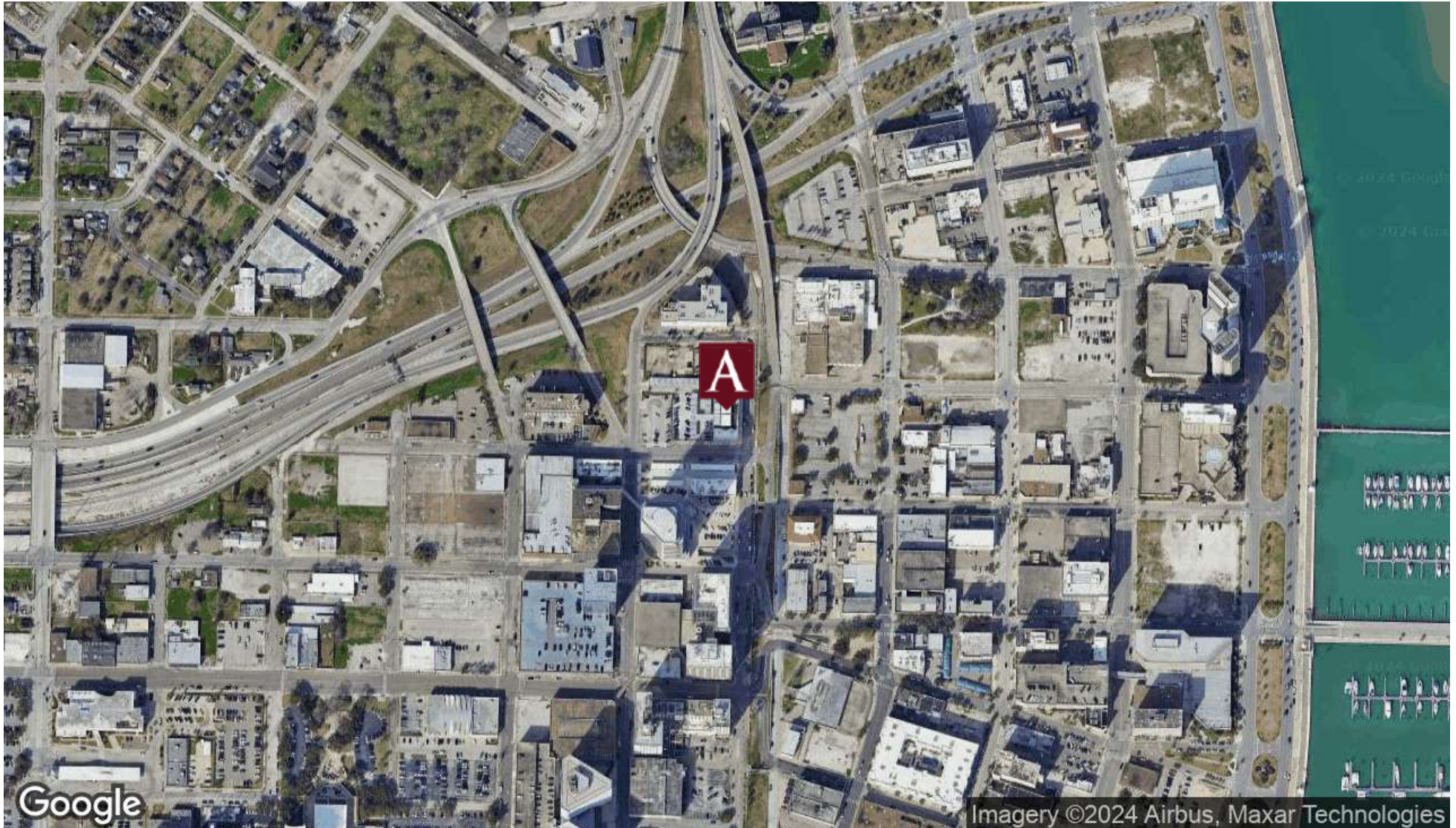
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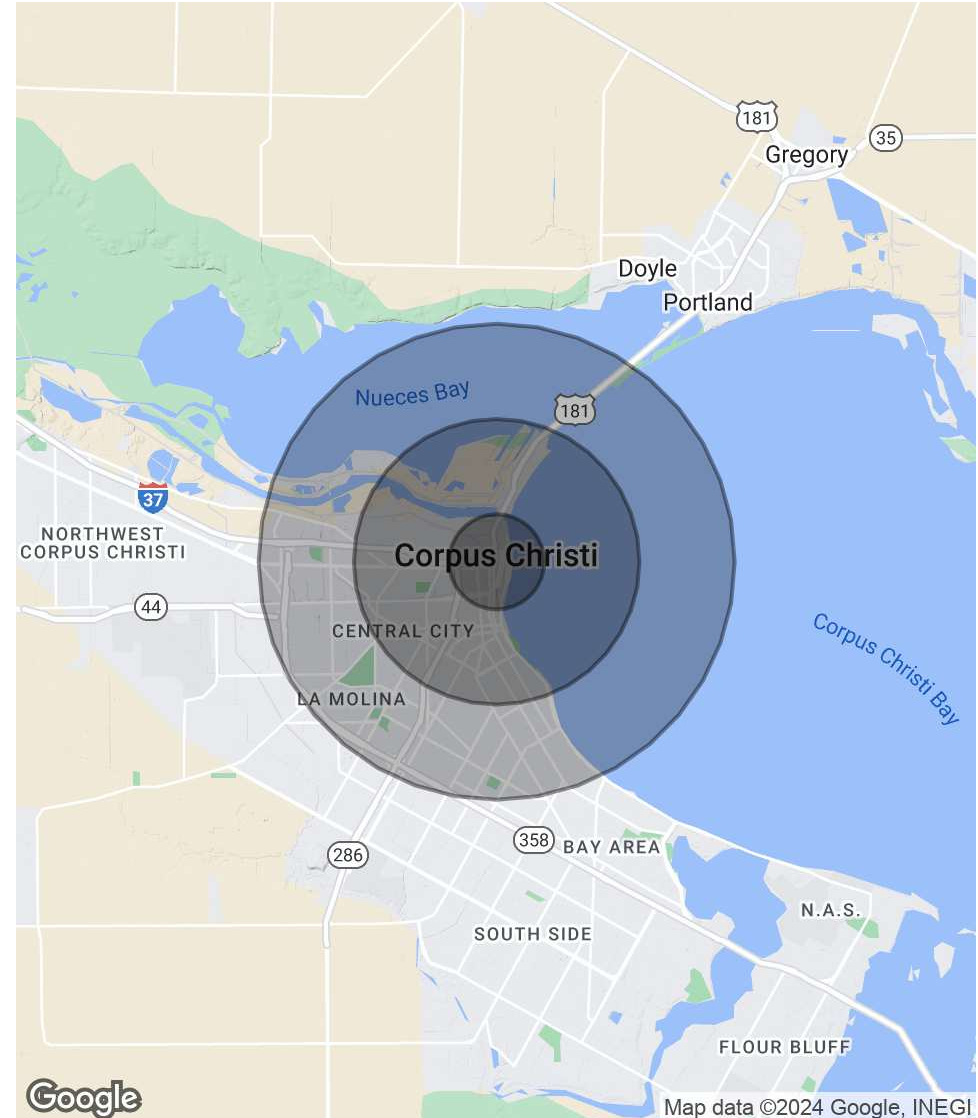


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,421	45,215	111,123
Average age	39.6	37.5	36.3
Average age (Male)	36.1	36.1	34.9
Average age (Female)	43.4	37.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,437	16,694	40,168
# of persons per HH	2.4	2.7	2.8
Average HH income	\$30,920	\$42,811	\$45,436
Average house value	\$122,691	\$90,291	\$84,663

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Joe Adame & Associates, Inc.	416864	joe@joeadame.com	(361)880-5888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Designated Broker of Firm	License No.	Email	Phone
Mark Adame, CCIM, SIOR	480169	mark@joeadame.com	361.880.5888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Casey	512430	jcasey@joeadame.com	361.880.5888
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

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