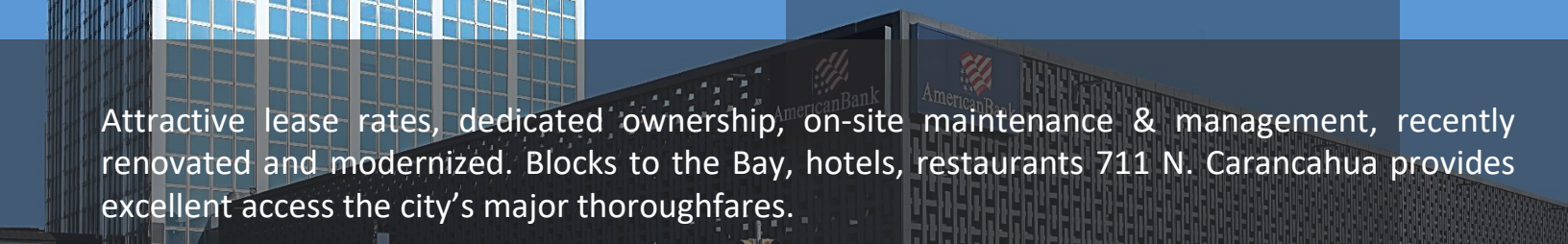




711 NORTH  
CARANCAHUA  
Corpus Christi, TX

BANK SPACE  
SUITE 100  
12,641 NRA  
AVAILABLE 1- 2025



Attractive lease rates, dedicated ownership, on-site maintenance & management, recently renovated and modernized. Blocks to the Bay, hotels, restaurants 711 N. Carancahua provides excellent access the city's major thoroughfares.

**Numerous Recently Completed Capital Projects:**

Engineered hurricane resistant impact glass  
Total elevator modernization  
Complete lighting retrofit  
New chiller water systems  
Renovations 1-18 completed 2023.

**Building Amenities:**

1<sup>st</sup> Floor Food Court & Restaurants  
On-site Property Management/Maintenance  
Banking and ATM  
24/Hour Courtesy officer, 24/7 Controlled access  
Conference Facilities

711 N CARANCHUA ST, SUITE 210  
CORPUS CHRISTI, TX 78401  
361-883-7777

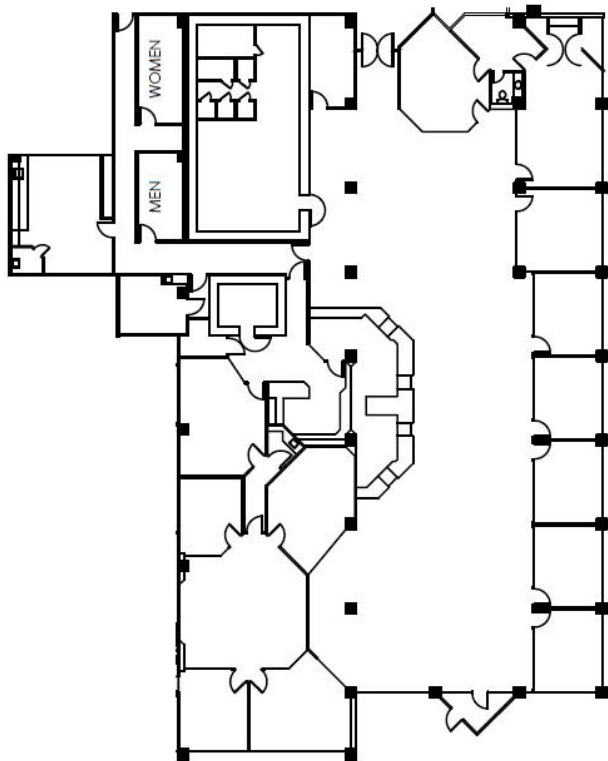




# SUITE 100 711 NORTH CARANCAHUA Corpus Christi, TX

Texas has seen an increase in population growth. What's so great about Corpus Christi? It's an affordable reach town for homebuyers. It's a coastal city with the nation's third largest port. CITGO and Valero have a presence in Corpus Christi with a talent pool from Texas A & M and Del Mar College. Corpus Christi helps move goods from major markets across the United States. South Texas is a booming area of economic development. There are nine foreign trade zones in South Texas and the port of Corpus Christi gives fast access to the Gulf of Mexico. By Spring 2025, the Harbor Bridge Project will be complete. The new bridge height will enable taller ships to enter the port. This port is the nation's largest energy export gateway.

This space is located in the heart of Corpus Christi and offers an impressive lobby with plenty of office space. There is an existing drive-thru and vault available for use.



**711 N CARANCHUA ST, SUITE 210  
CORPUS CHRISTI, TX 78401  
361-883-7777**



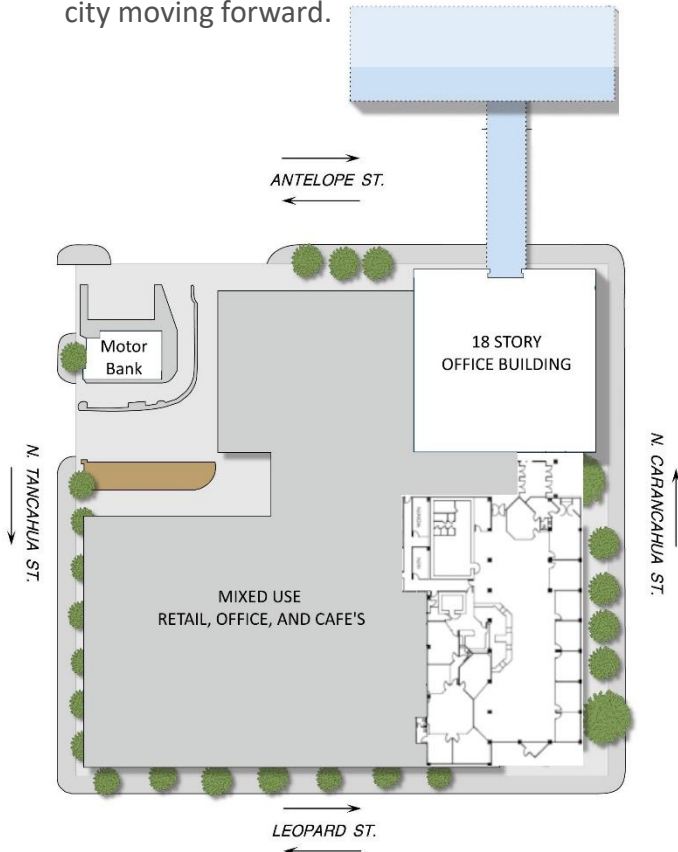




# SUITE 100 711 NORTH CARANCAHUA Corpus Christi, TX

## UPTOWN CORPUS CHRISTI

Sitting atop the bluff, Uptown is where people get down to business. Home of many of the city's high rises and financial centers, Uptown offers an array of office space options and is quickly becoming a hot spot for new restaurants and residential development. And on the edge of Uptown you'll find the city's government and municipal area. City Hall, County Courthouse, Regional Transportation Authority, Independent School District. This is the area that keeps the city moving forward.



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