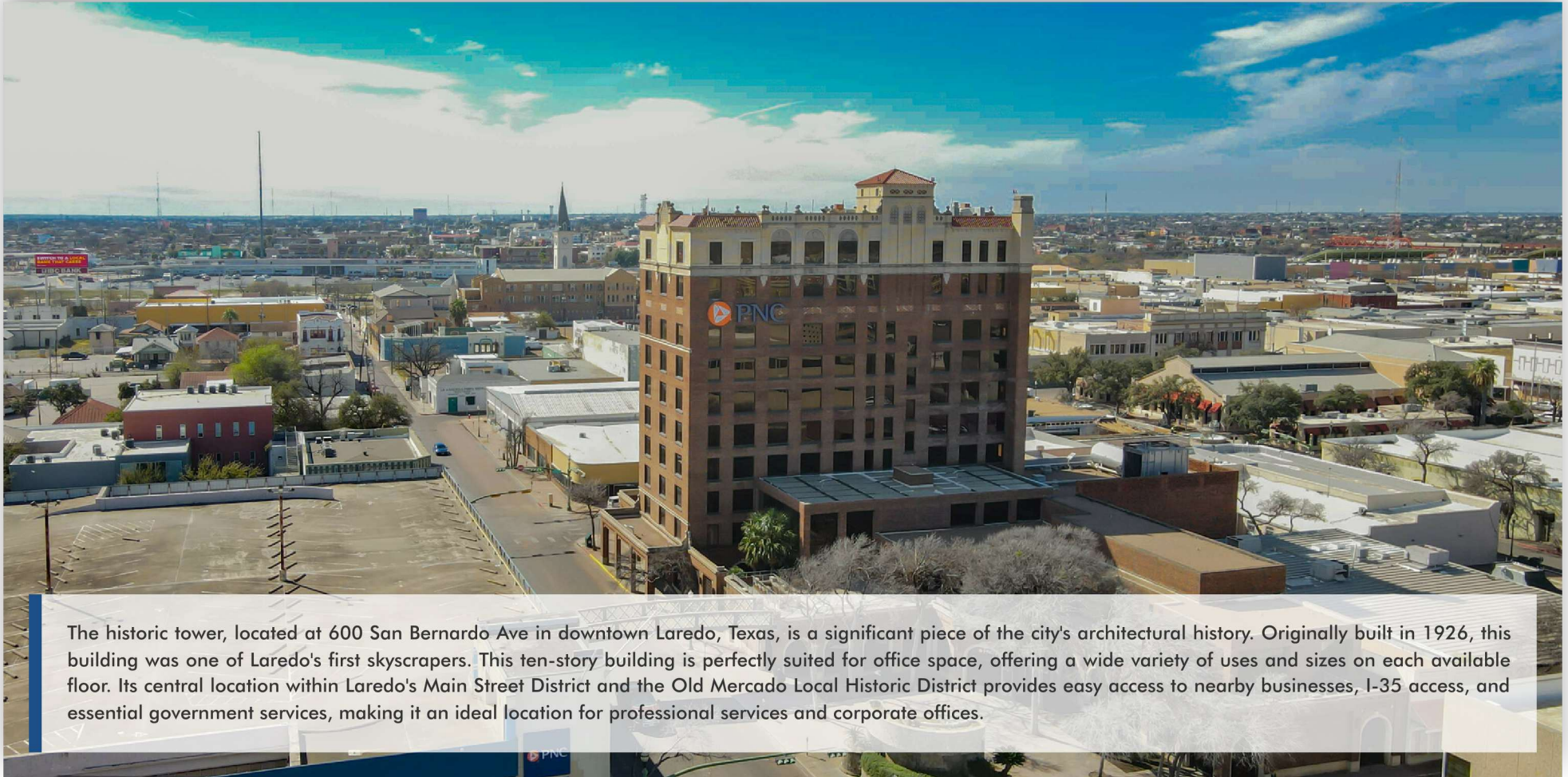


600 SAN BERNARDO AVE

Laredo, TX 78040



FOR LEASE



The historic tower, located at 600 San Bernardo Ave in downtown Laredo, Texas, is a significant piece of the city's architectural history. Originally built in 1926, this building was one of Laredo's first skyscrapers. This ten-story building is perfectly suited for office space, offering a wide variety of uses and sizes on each available floor. Its central location within Laredo's Main Street District and the Old Mercado Local Historic District provides easy access to nearby businesses, I-35 access, and essential government services, making it an ideal location for professional services and corporate offices.

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KILLAM DEVELOPMENT

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Opportunity to access 700 San Bernardo (Annex property) which encompasses a full square block
- Immediate access to IH-35
- Within minutes of international bridges and government agencies
- Prime location situated downtown area with high foot traffic and excellent visibility
- Various layouts offers ample space with a flexible floor plan that can be customized to suit your business needs
- Close proximity to a variety of restaurants, shops, and public services



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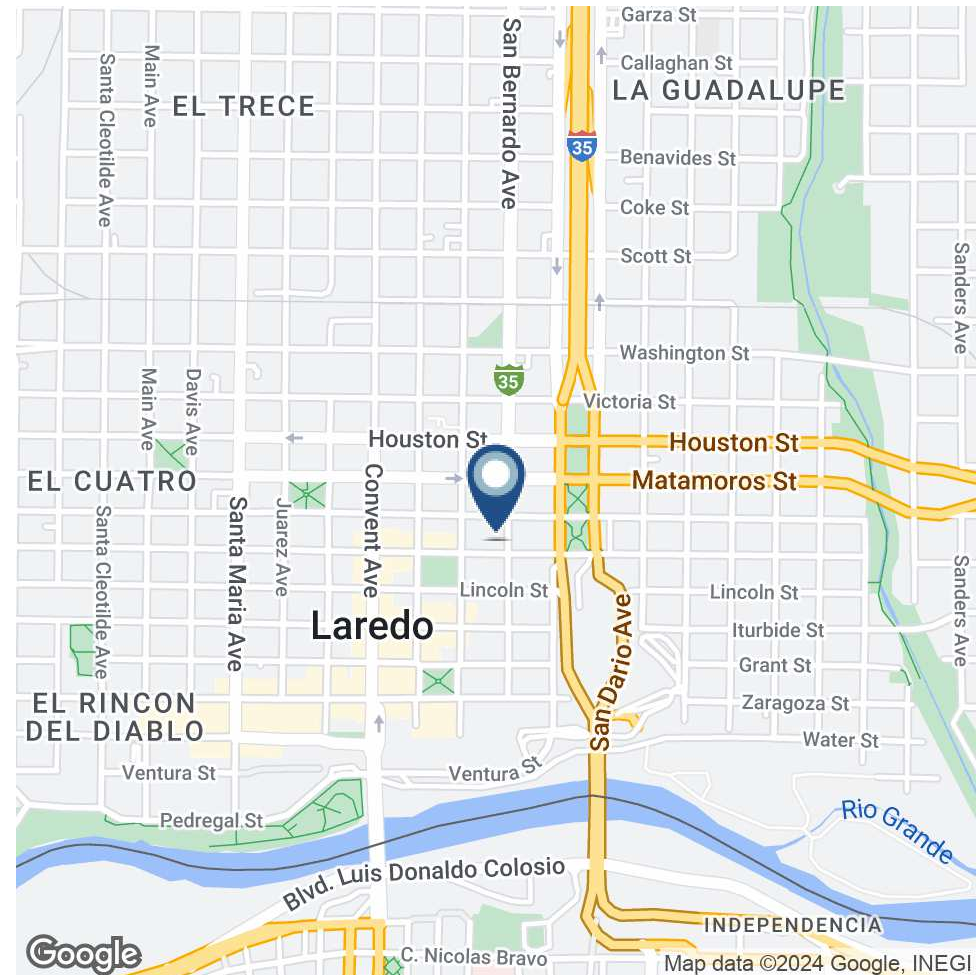
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PROPERTY DETAILS & HIGHLIGHTS

The Killam Tower and Annex property are located on neighboring blocks with frontage on San Bernardo Ave. This class B office property is within easy access to Interstate 35 and the Laredo International Airport. Both buildings are within minutes drive to the Mexico border. This property located in Downtown Laredo available for lease to accommodate office, professional, or corporate space. Perfect for professional services such as law firms, government or education agencies, consultancies, or startups.



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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ 600 San Bernardo Avenue, Fl 5	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 6	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 7	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 8	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 9	Available	2,500 - 5,000 SF	NNN

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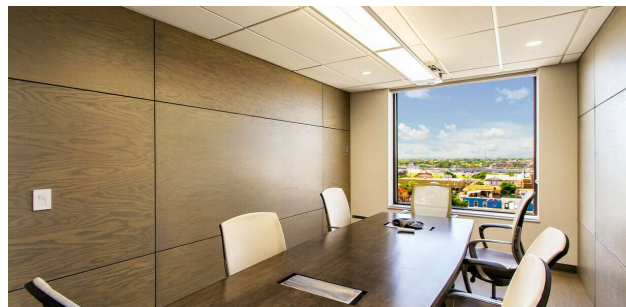
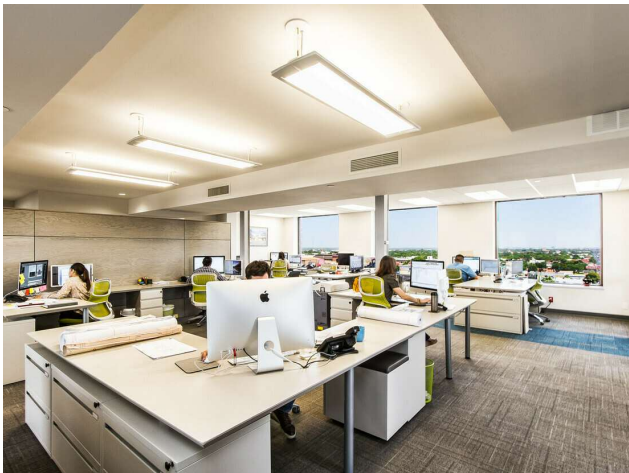
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ADDITIONAL PHOTOS



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