

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.60 SF/month
Building Size:	36,554 SF
Space Available:	1,215-9,929 SF
Lot Size:	1.923 Acres

PROPERTY OVERVIEW

Very clean & well kept.
Abundant parking - free to tenants and their guests.

LOCATION OVERVIEW

The property is a part of the 100 South Padre Development which includes office/flex buildings, the VA Hospital, Harley Davidson, hotels, medical users and other service/industrial users.

The property is centrally located with easy access to the south side of Corpus Christi and to the north side of Corpus Christi. It is in close proximity to multiple larger industrial projects along with the refineries along Highway 37 and to the Port/downtown area. This office space is well suited/positioned for business with these groups.

SPACES	LEASE RATE	SPACE SIZE
400-Suite 103B	\$1.60 SF/month	465 SF
400-Suite 202	\$1.60 SF/month	1,078 SF
410-Suite 101	\$1.60 SF/month	1,215 SF
410-Suite 102	\$1.60 SF/month	1,519 SF
410-Suite 200	\$1.60 SF/month	3,859 SF

LYDIA LONGORIA-MOON

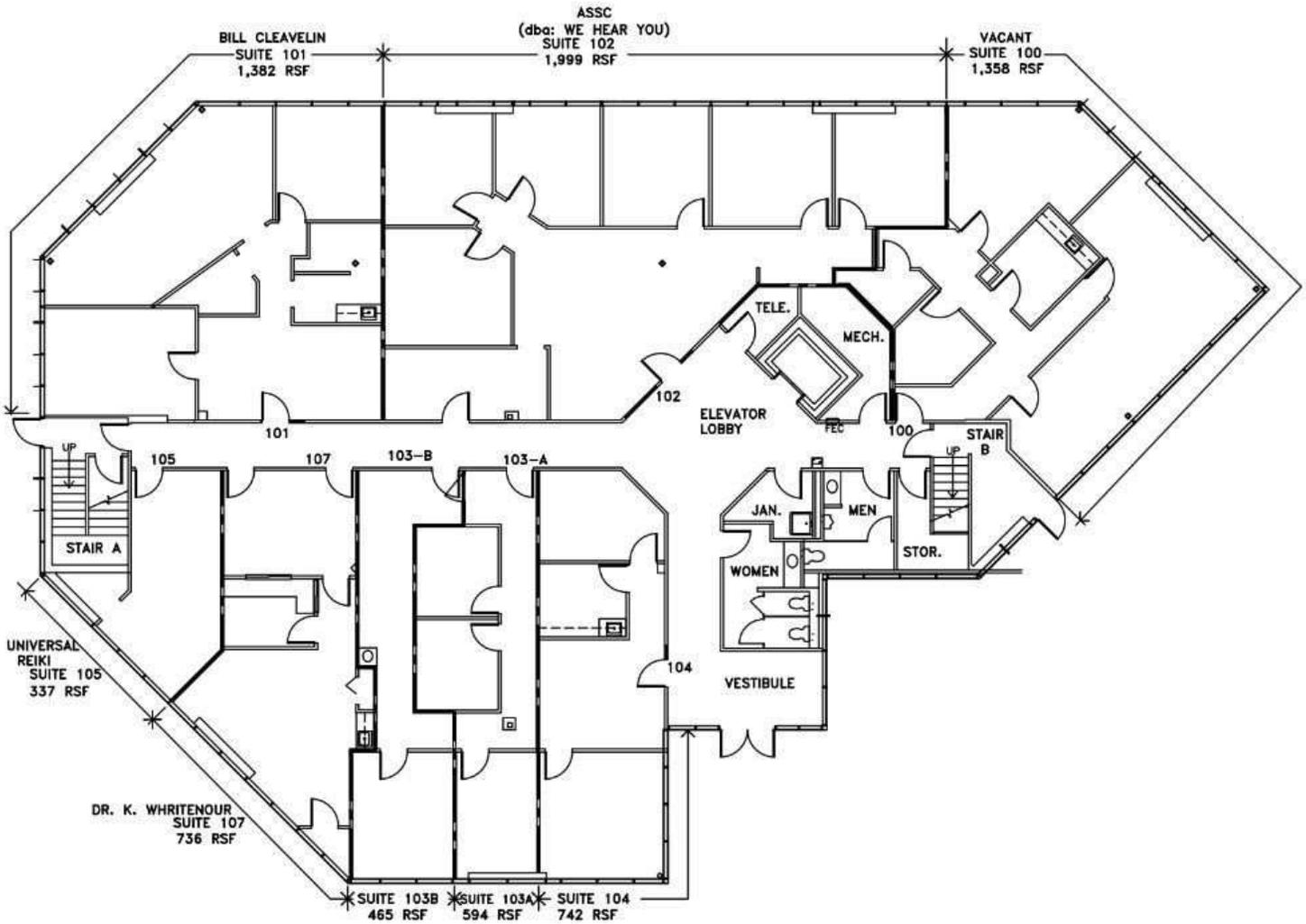
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Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

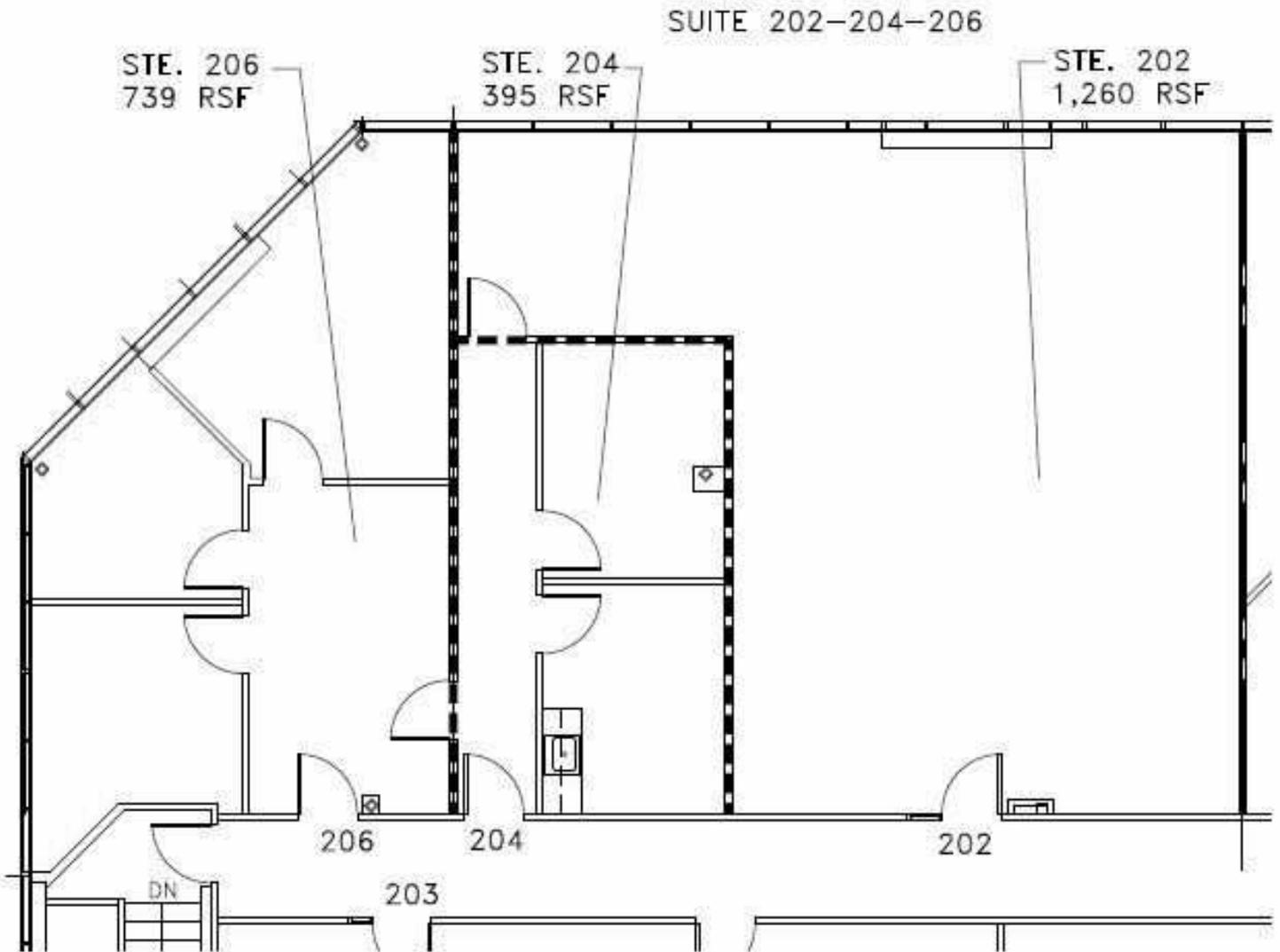
400 SPID GROUND FLOOR PLAN



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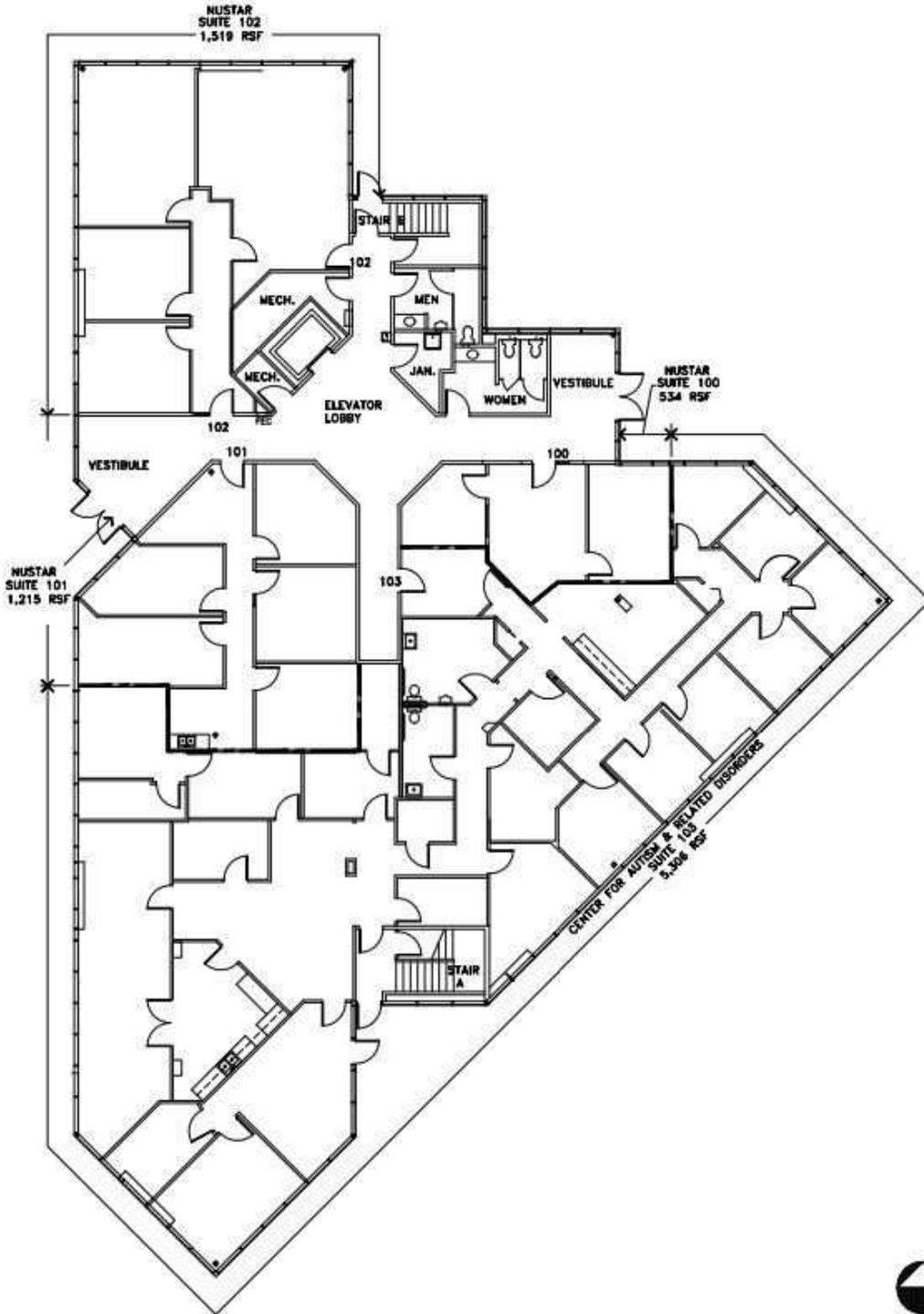
400 SPID - SUITE 202 & 204 FLOOR PLAN



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410 SPID GROUND FLOOR PLAN



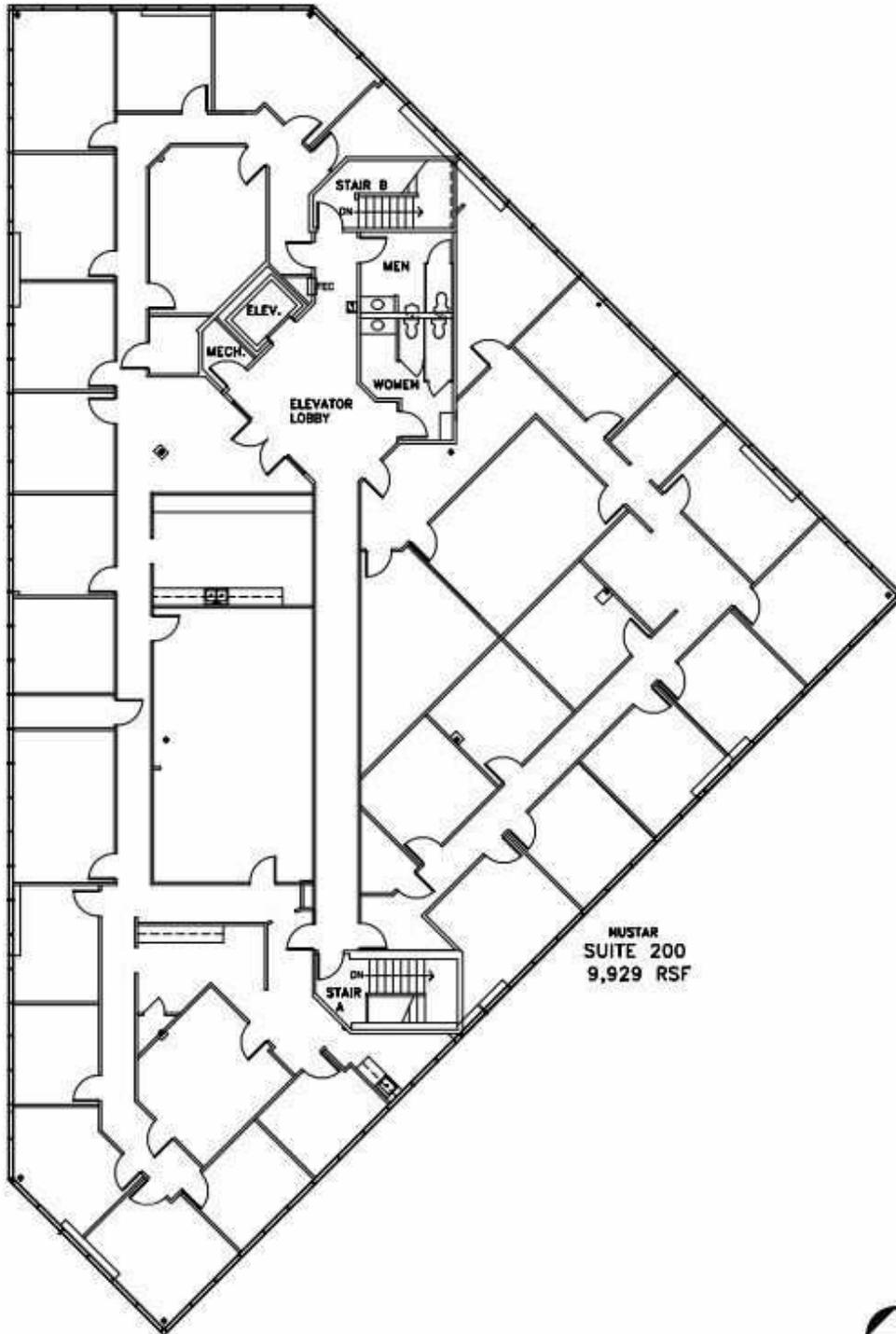
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410 SPID 2ND FLOOR PLAN



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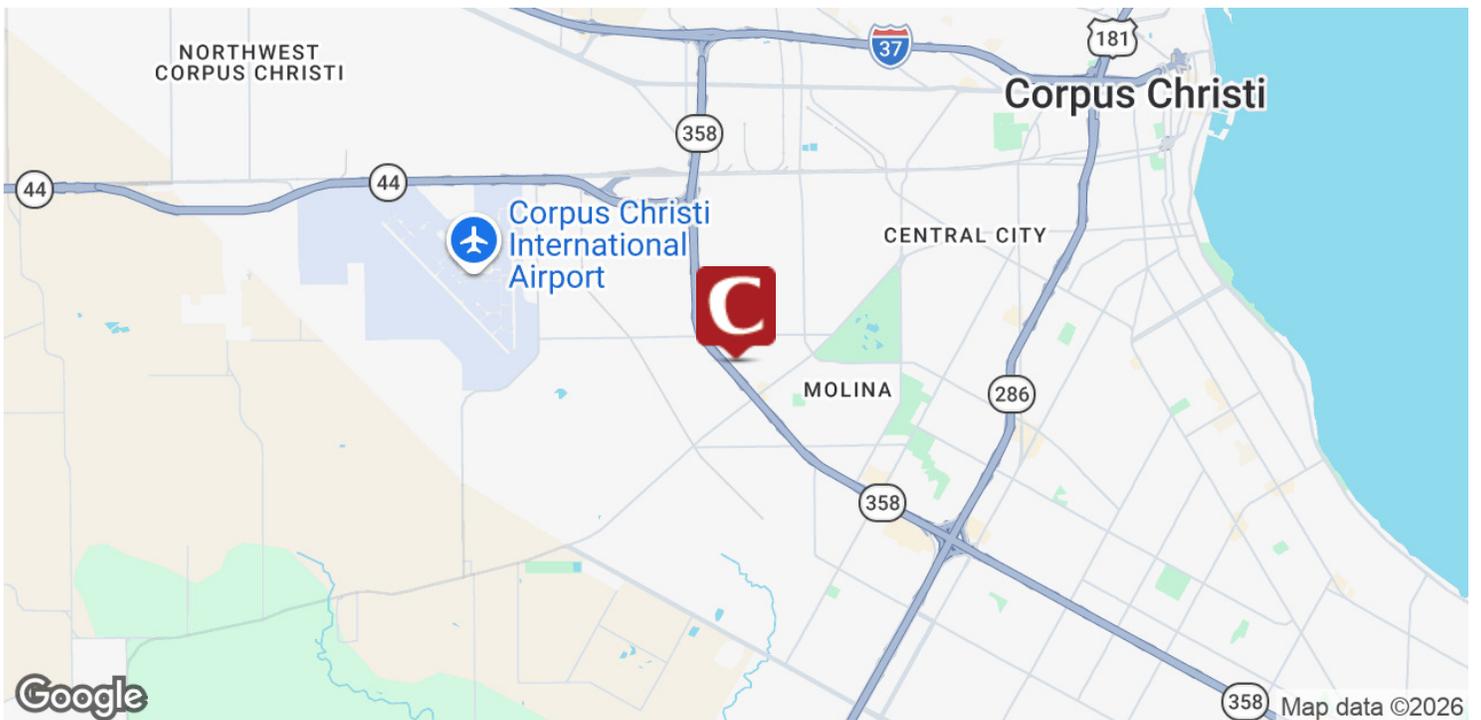
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LOCATION MAPS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	(361)289-5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lydia Longoria-Moon	674871	lydia@craveyrealestate.com	361.881.4797
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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