

**LEASE**

# Brownsville Shell Office

**315 E 12TH ST**

Brownsville, TX 78520

**PRESENTED BY:**

**BRAD TYNDALL**

O: 940.381.2220

[brad.tyndall@svn.com](mailto:brad.tyndall@svn.com)

1 Year FREE Rent

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for Pricing
<b>AVAILABLE SF:</b>	30,000 SF
<b>LOT SIZE:</b>	38,865 SF
<b>BUILDING SIZE:</b>	60,000 SF

## PROPERTY DESCRIPTION

The available space is +/- 30,000 of slab shell space located above Ross Dress for Less. The property is an excellent fit for government agency offices, educational facility, dead storage or traditional office. Landlord is offering the space in as-is shell condition with one full year of abated Base Rent with Tenant responsible for NNN expenses only for that first year.

## LOCATION DESCRIPTION

The subject property is located in the heart of Downtown Brownsville just north of the US Port of Entry from Matamoros, Mexico. The Matamoros-Brownsville Metropolitan Area has a population of more than 1.3 million. This area has heavy foot traffic and would be a strategic home for a variety of office uses.

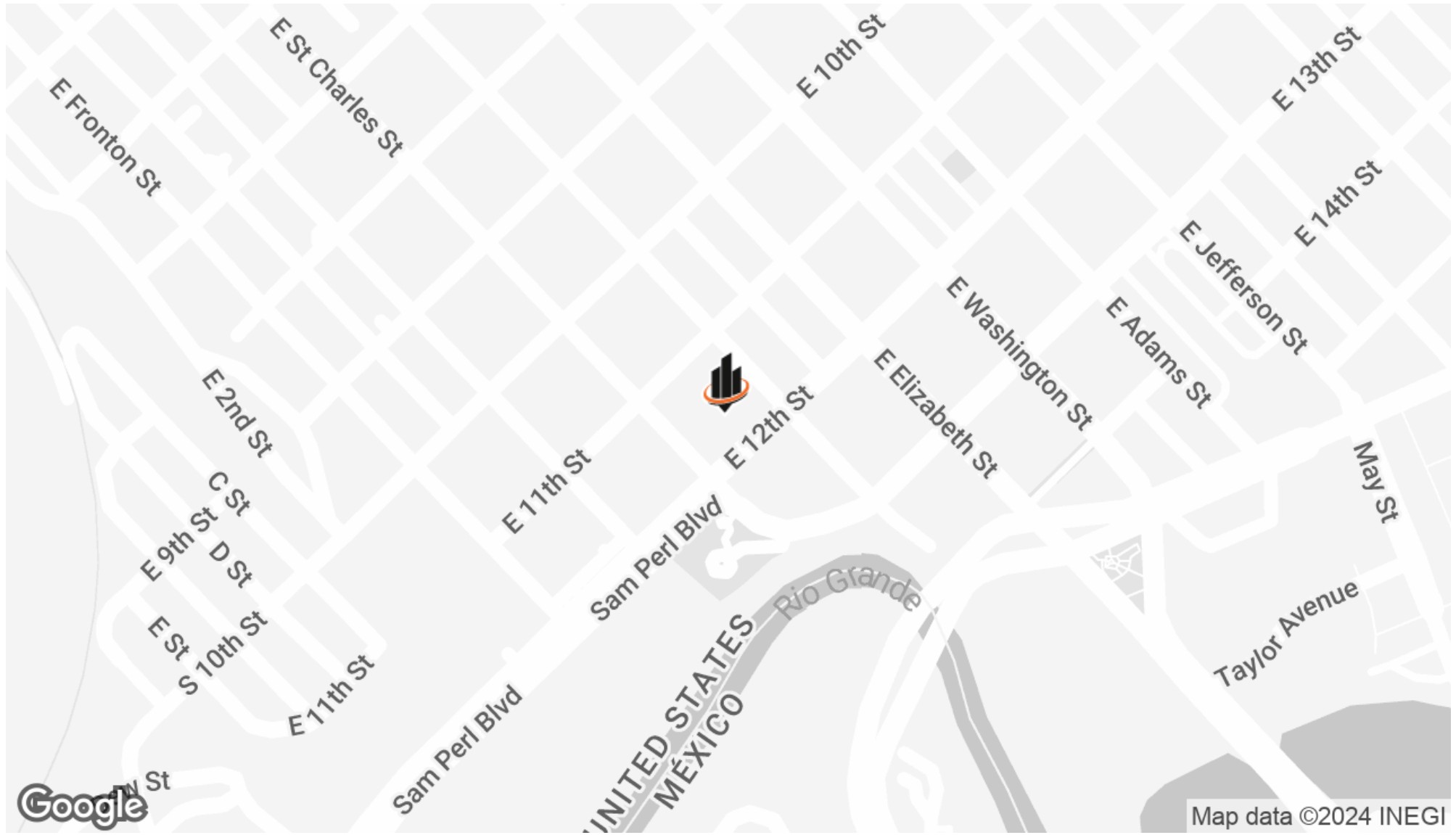
**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com

**ADDITIONAL PHOTOS**



**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com

# LOCATION MAP



**BRAD TYNDALL**  
O: 940.381.2220  
brad.tyndall@svn.com