

1400 N MCCOLL ROAD
MCALLEN, TX 78501

OFFICE SUITE # 204 FOR LEASE
3,087 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

CHARLES MUELLER

Real Estate Agent

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ROGER STOLLEY

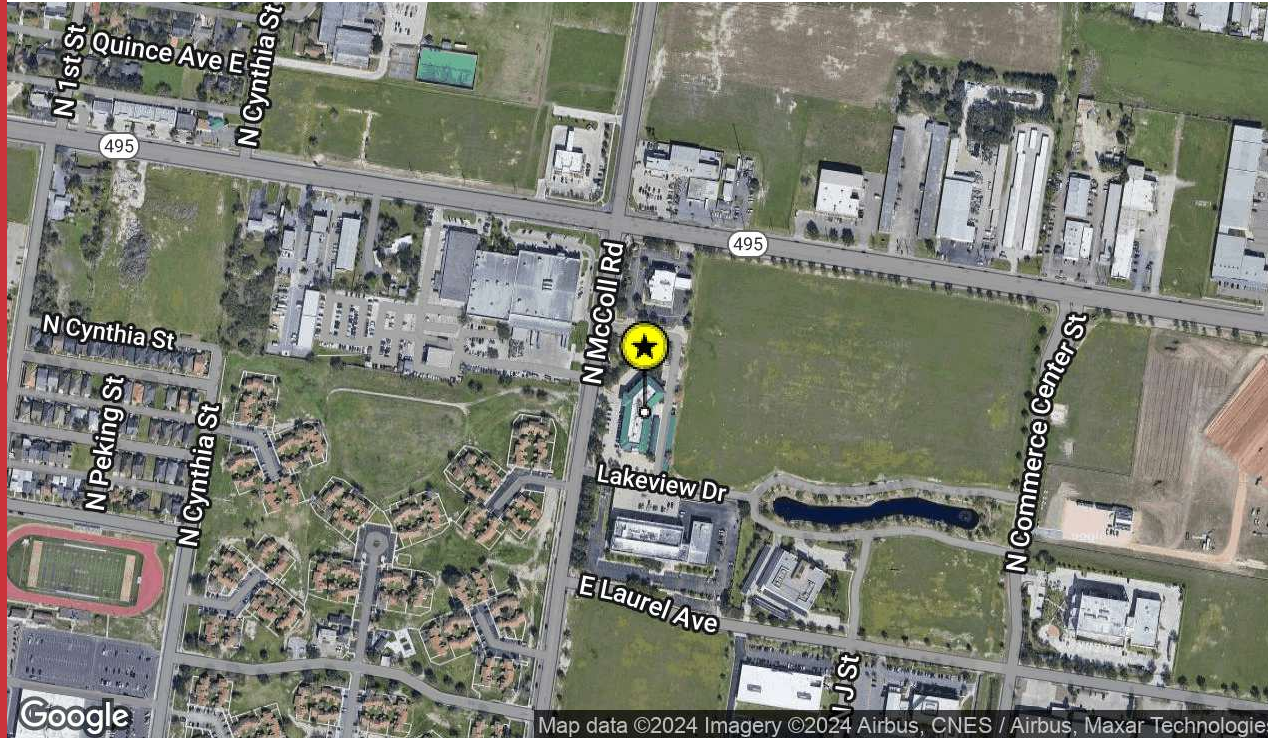
Real Estate Agent

956.655.1890 | rogers@nairgv.com



NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY OVERVIEW



Commerce Center West is a Class A office building located in the Rio Grande Valley. It is located in a Class A Office Park at the corner of N. McColl Rd. & Pecan Blvd. CCW offers fast internet options, high-tech HVAC, a well-lit parking lot, digital security systems, and a unique architectural design. Ste. 204 includes a reception area just off the elevator lobby. The interior has 4 private offices with windows facing McColl street, a kitchenette, large and small Conference Rooms with plenty of storage that could be used for additional office space and a outdoor balcony located off the main conference room. Strong tenants include Raymond James, Higginbotham, Texas Air Products & Spectrum Charter. 495 Commerce Center is a professionally planned development with unique landscaping elements, including a lake and jogging trails that enhance the campus-like quality of this business park. An Owners Association and a Common Area Maintenance program maintain the architectural and development standards. Base monthly Rent is \$1.59 psf + \$1.00psf NNN x 3087 sf. = \$7,995.33 per month. Utilities are included in the base rent. Furniture is not included.

LEASE INFORMATION

Total Space Available	3,087 SF
Base Rent	\$1.59 SF/monthly
NNN	\$1.00 SF/monthly

PROPERTY SPECIFICATIONS

Building Size	34,985 SF
Lot Size	2.32 Acres
Year Built	2002
Parking Spaces	188

TRAFFIC COUNT

28,950 VPD on McColl Road

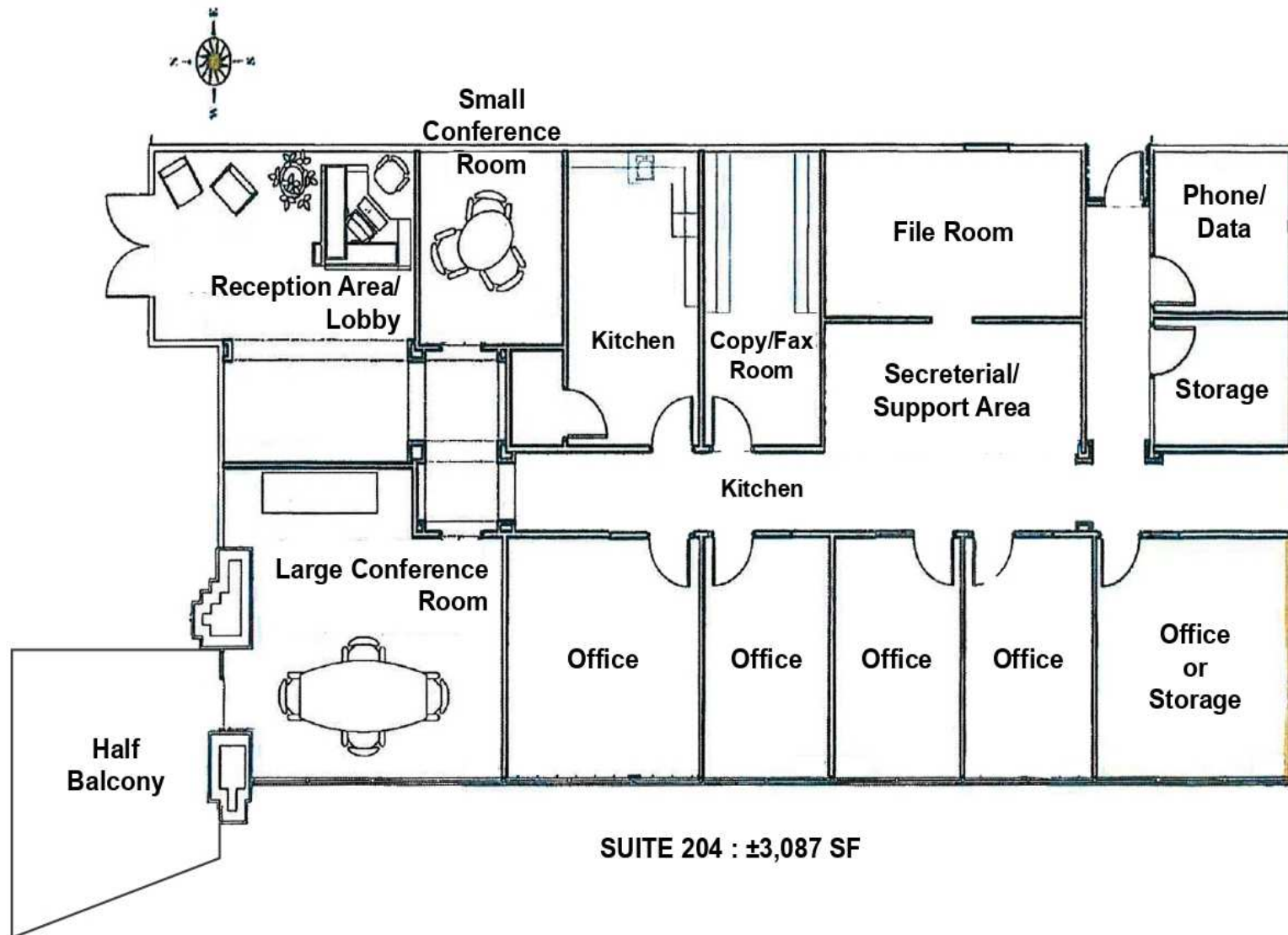
24,865 VPD on Pecan Blvd.

FOR LEASE | OFFICE BUILDING

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FLOOR PLANS

1400 N MCCOLL ROAD | MCALLEN, TX 78501



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ADDITIONAL PHOTOS

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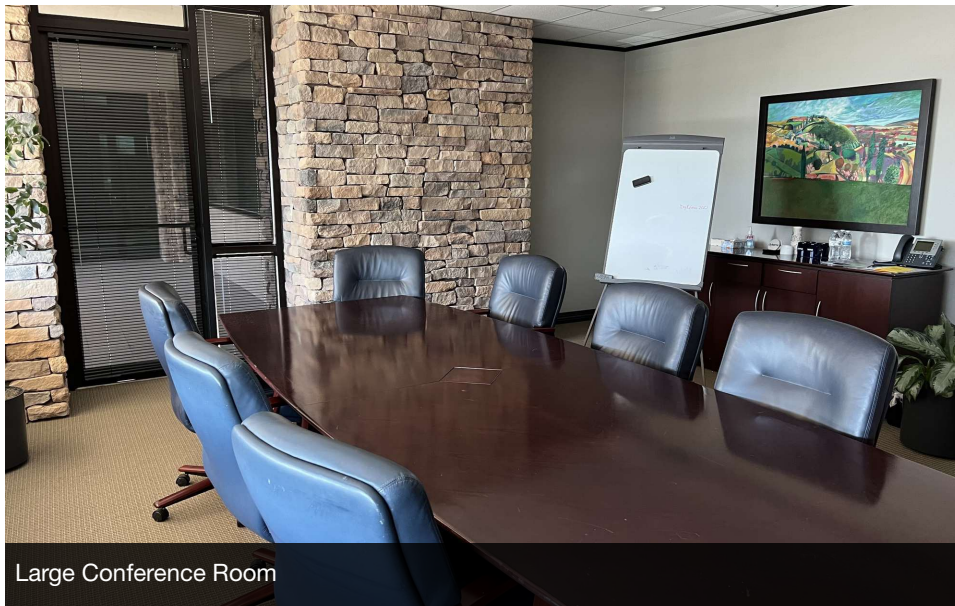
Entrance and Reception Desk



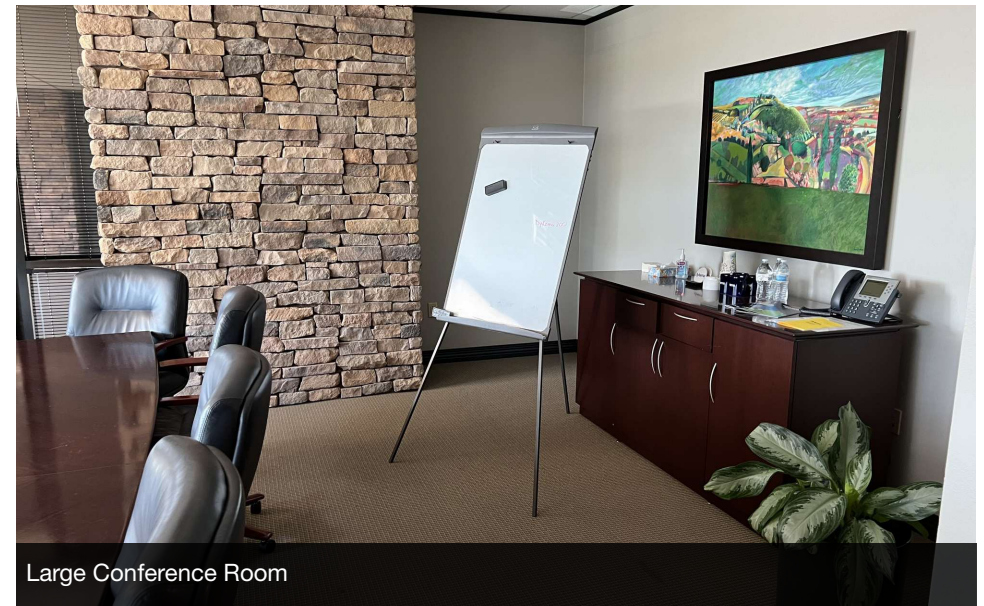
Reception Area



Secretarial/Office Area and Hallway



Large Conference Room



Large Conference Room

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ADDITIONAL PHOTOS

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Office



Small Boardroom



Office #2



Kitchen



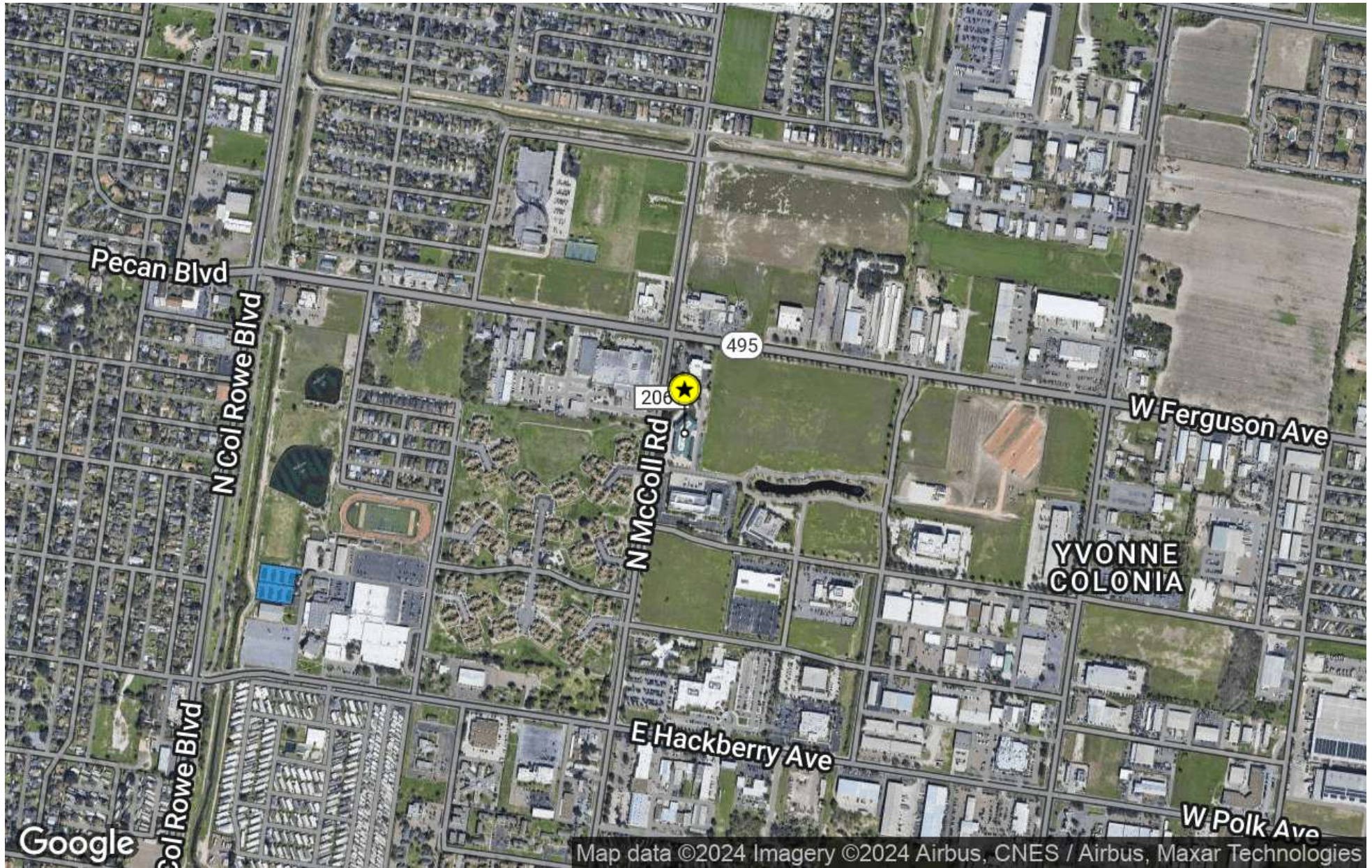
Front of Building

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AERIAL MAP

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