

PARKWAY PRESBYTERIAN CHURCH - OFFICE SPACE

3707 SANTA FE ST
CORPUS CHRISTI, TX 78411

LEASE RATE:
\$1,900.00
PER MONTH



BEVERLY LYNN DICKSON

361.289.5168

beverly@craveyrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,900.00 Gross per month (utilities included)
Building Size:	36,998 SF
Available SF:	1,951 SF
Year Built:	1960
Market:	Corpus Christi
Submarket:	Mid-City

PROPERTY OVERVIEW

Parkway Presbyterian Church offers a unique leasing opportunity in the heart of Corpus Christi's Mid-City submarket. Located at 3707 Santa Fe Street, this 36,998 SF property features 1,951 SF of office space available for immediate lease. The space includes a break room and storage area, providing functional flexibility for a variety of professional uses. Common corridor and restroom access are shared, with all utilities—including electricity, water and trash—conveniently included in the Gross lease rate of \$1,900 per month.

Built in 1960, the building combines established character with practical amenities and abundant parking, including ample spaces near the entrance for easy client and employee access. Situated near key thoroughfares and centrally positioned within Corpus Christi, this location offers excellent visibility and accessibility for any business seeking a professional and convenient office environment. Tenants also have the option to personalize their space with a paint color of their choice, making it easy to create a tailored and welcoming workspace.

PROPERTY HIGHLIGHTS

- Gross lease rate of \$1,900/month – utilities included
- Includes private break room and storage area
- Tenant may choose paint color to personalize the space
- Common restrooms (men's and women's) and corridor access
- Ample on-site parking, with spaces near the suite entrance

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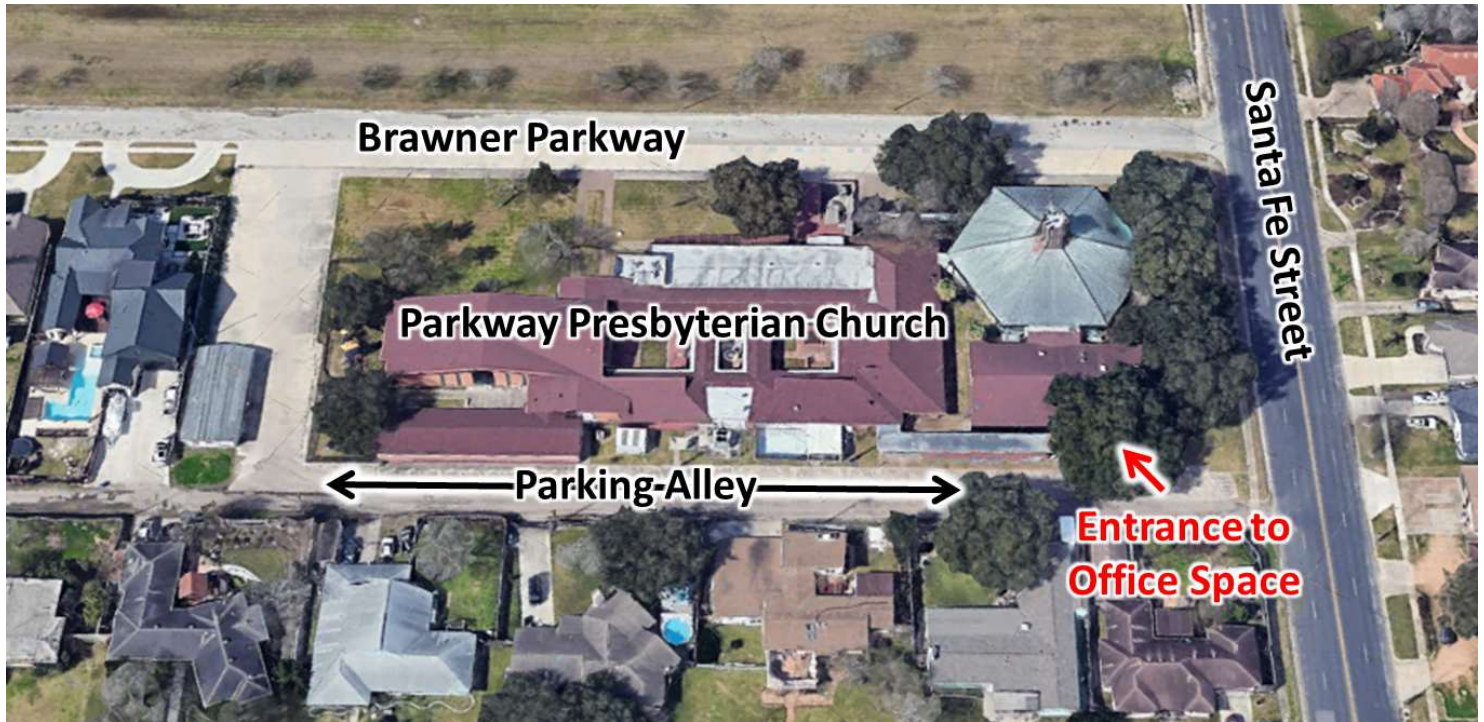
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ENTRANCE TO OFFICE SPACE



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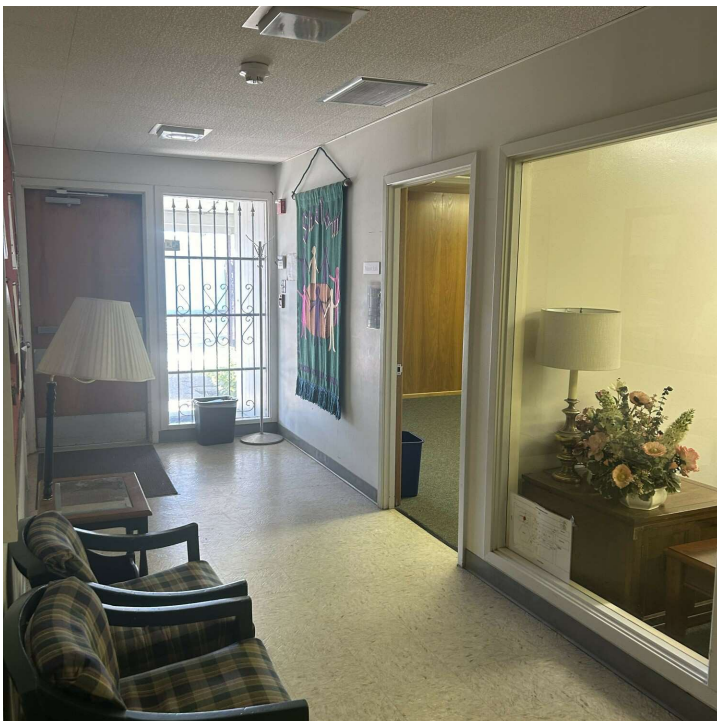
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FOR LEASE

PARKWAY PRESBYTERIAN CHURCH | 3707 SANTA FE ST

ADDITIONAL PHOTOS



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RETAILER MAP



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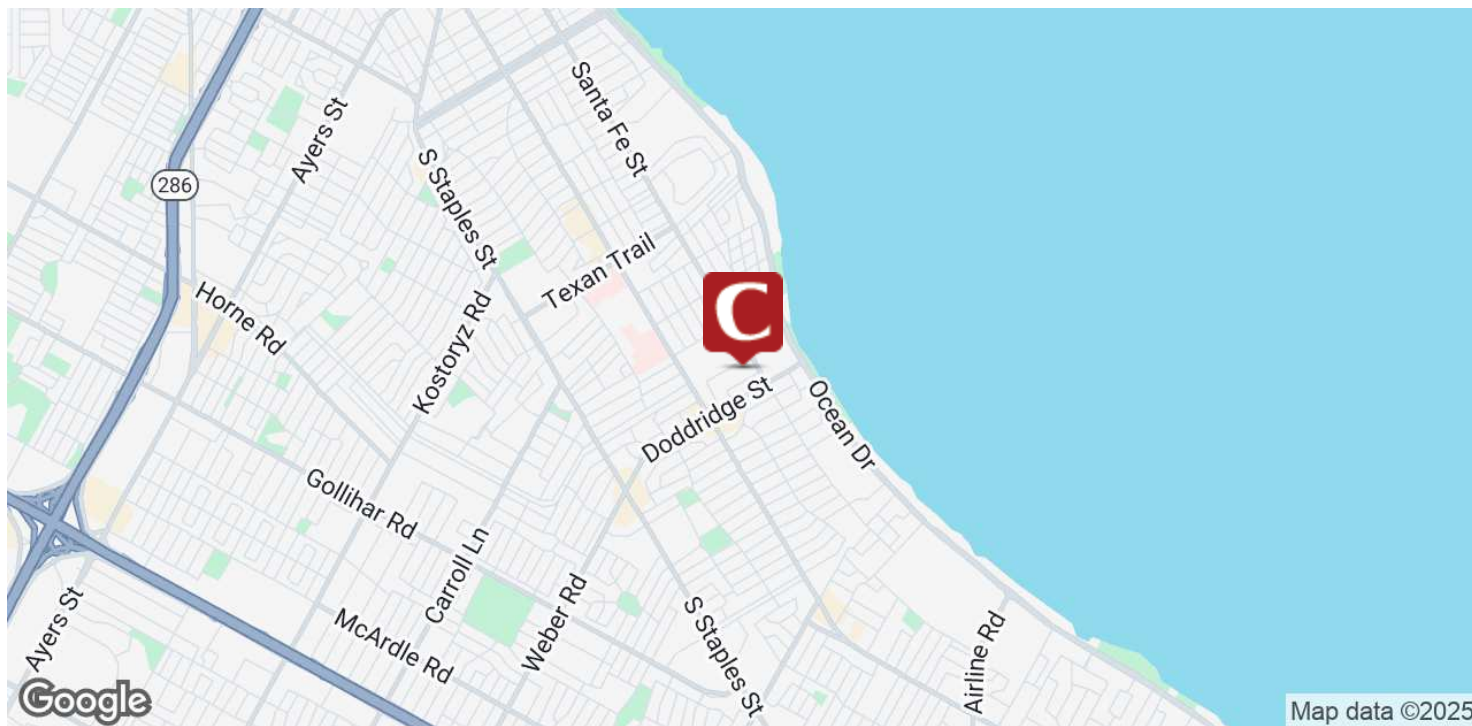
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LOCATION MAP

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Beverly Lynn Dickson	TX #809205	beverly@craveyrealestate.com	361.289.5168
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date