

**3118 CENTER POINTE DR.**  
EDINBURG, TX 78541

**OFFICE BUILDING FOR LEASE**  
3,187 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

**LAURA LIZA PAZ**  
Partner | Co-Managing Broker  
956.227.8000 | [laurap@nairgv.com](mailto:laurap@nairgv.com)



NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | [NAIRGV.COM](http://NAIRGV.COM)

# PROPERTY SUMMARY

3118 CENTER POINTE DR. | EDINBURG, TX 78541



## PROPERTY DESCRIPTION

Suite 3118 is available at \$1.65psf + NNN \$0.38. End cap space available. This suite comprises 9 offices, a reception area, a waiting area, and a lounge room. The location of this office space near DHR hospitals and McColl Road is highly convenient, making it an ideal choice for medical or professional businesses. This property offers ample space and amenities that cater to various business types' requirements. Furthermore, its prime location makes it an attractive option for businesses looking for a strategic location.

## PROPERTY HIGHLIGHTS

- Proximity to DHR Hospital
- Proximity to Trenton Shopping
- High Traffic Area

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.65 SF/month - \$19.80 year
<b>NNN:</b>	\$0.38 SF/month- \$4.56 year
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,187 SF
<b>Building Size:</b>	15,750 SF

## DEMOGRAPHICS

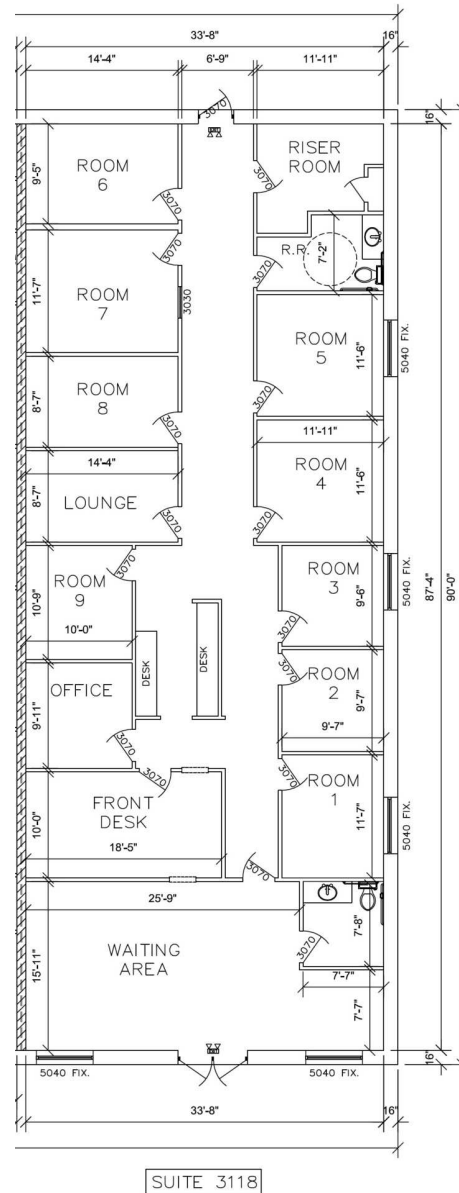
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,517	36,387	92,320
<b>Total Population</b>	9,231	102,795	274,336

## FOR LEASE | OFFICE BUILDING

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# FLOOR PLANS

3118 CENTER POINTE DR. | EDINBURG, TX 78541

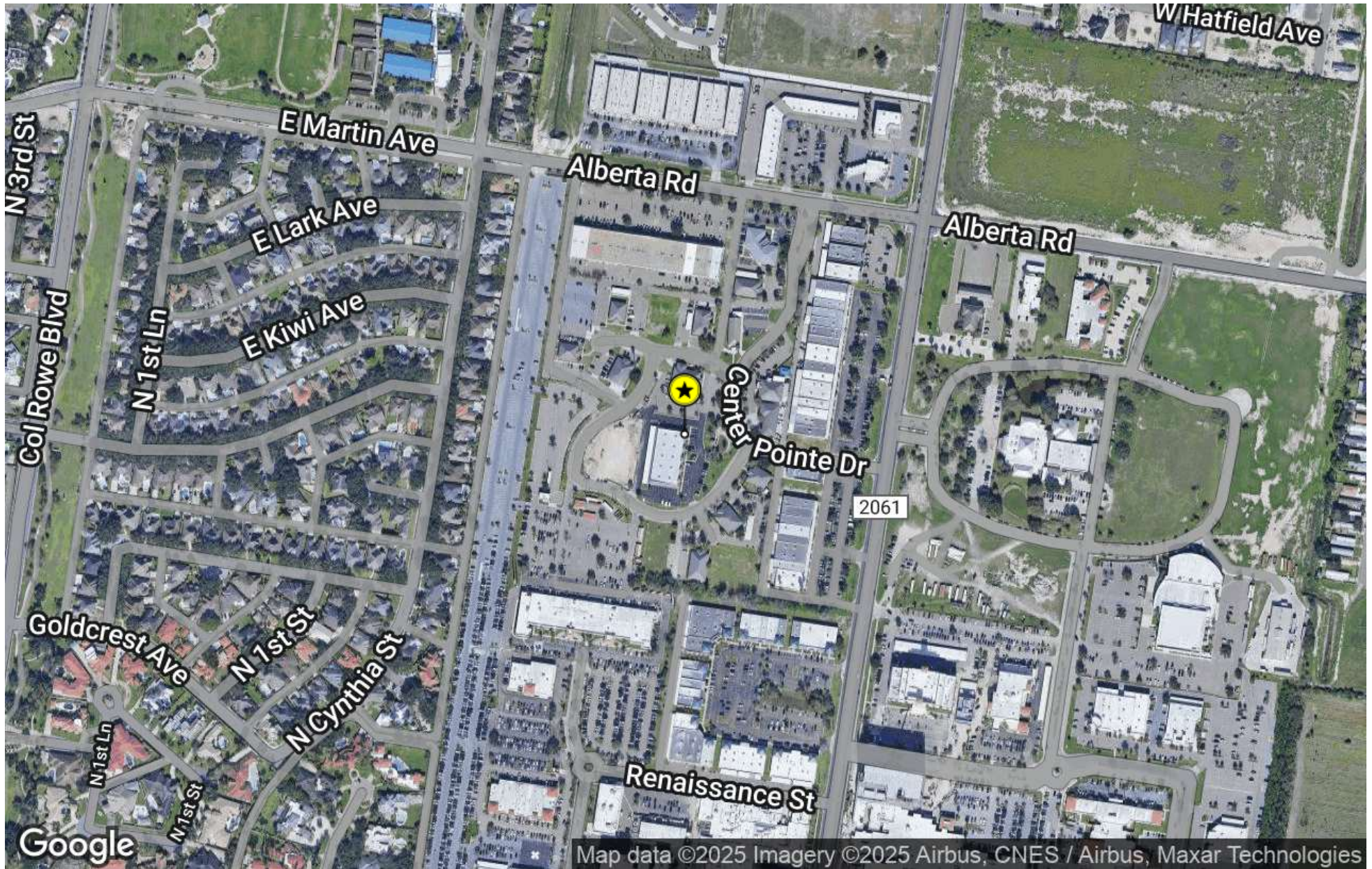


## FOR LEASE | OFFICE BUILDING

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# AERIAL MAP

3118 CENTER POINTE DR. | EDINBURG, TX 78541



## FOR LEASE | OFFICE BUILDING

*Disclaimer:* The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# ADDITIONAL PHOTOS

3118 CENTER POINTE DR. | EDINBURG, TX 78541



## FOR LEASE | OFFICE BUILDING

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

**FOR INFORMATION & SITE TOURS CONTACT:**

**LAURA LIZA PAZ**  
**NAI RIO GRANDE VALLEY**

Partner | Co-Managing Broker

[laurap@nairgv.com](mailto:laurap@nairgv.com)

956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.