

FOUNTAIN VIEW OFFICE PLAZA

801 N. Nolana, McAllen, TX 78504

OFFICE BUILDING FOR LEASE



ALEJANDRO GARZA, CCIM

956.465.2000
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FOUNTAIN VIEW OFFICE PLAZA

801 N. Nolana, McAllen, TX 78504

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	607 - 6,039 SF
Lease Rate:	\$21.50 - 24.00 SF/yr (Full Service)
Lot Size:	0.68 Acres
Year Built:	1992
Building Size:	47,000 SF
Renovated:	2012
Market:	McAllen

PROPERTY OVERVIEW

The ideal location for your business location. Easy access to Interstate, close proximity to rooftops, employee pool, amenities and eateries

PROPERTY HIGHLIGHTS

- Full Service Gross
- All inclusive lease
- On-site maintenance crew
- Professional settings
- Professional tenant roster

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LEASE TYPE | Full Service **TOTAL SPACE** | 607 - 6,039 SF **LEASE TERM** | 36 to 60 months **LEASE RATE** | \$21.50 - \$24.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 220	Available	4,010 SF	Full Service	\$21.50 SF/yr	-
Suite 205	Available	1,398 SF	Full Service	\$21.50 SF/yr	-
Suite 325	Available	1,680 SF	Full Service	\$21.50 SF/yr	-
Suite 100	Available	2,757 SF	Full Service	\$24.00 SF/yr	-
Suite 135	Available	4,856 SF	Full Service	\$21.50 SF/yr	-
Suite 115	Available	5,432 SF	Full Service	\$21.50 SF/yr	-
Suite 340	Available	2,345 SF	Full Service	\$21.50 SF/yr	-
Suite 345	Available	2,748 SF	Full Service	\$21.50 SF/yr	-
Suite 210	Available	884 - 2,282 SF	Full Service	\$21.50 SF/yr	-
Suite 151	Available	607 - 6,039 SF	Full Service	\$21.50 SF/yr	-

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LEVEL 2 (16,538 RSF)

02.28.2022

FOUNTAIN VIEW

160501

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LEVEL 3 (15,540 RSF)

02.28.2022

FOUNTAIN VIEW

160501

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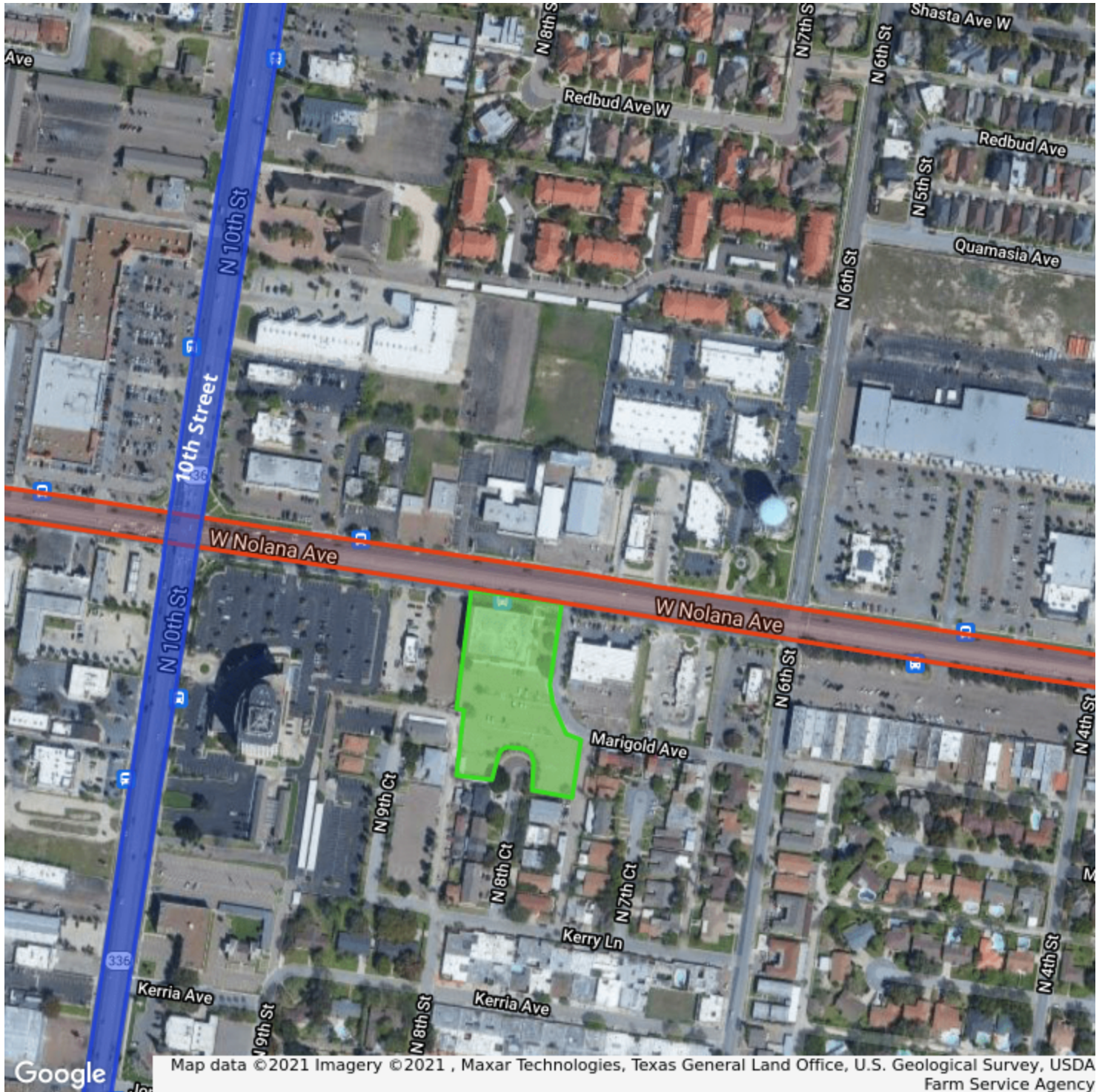
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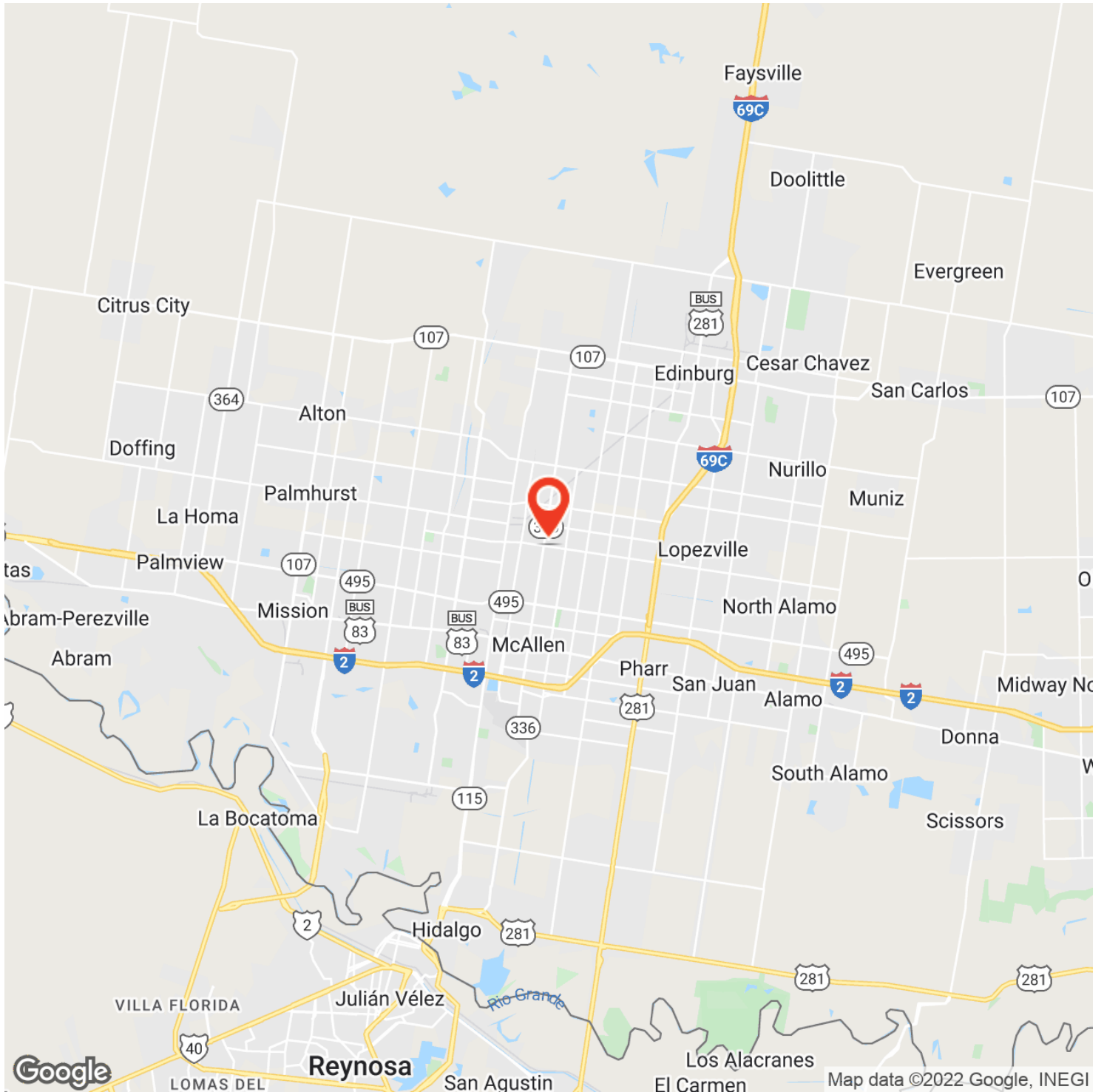
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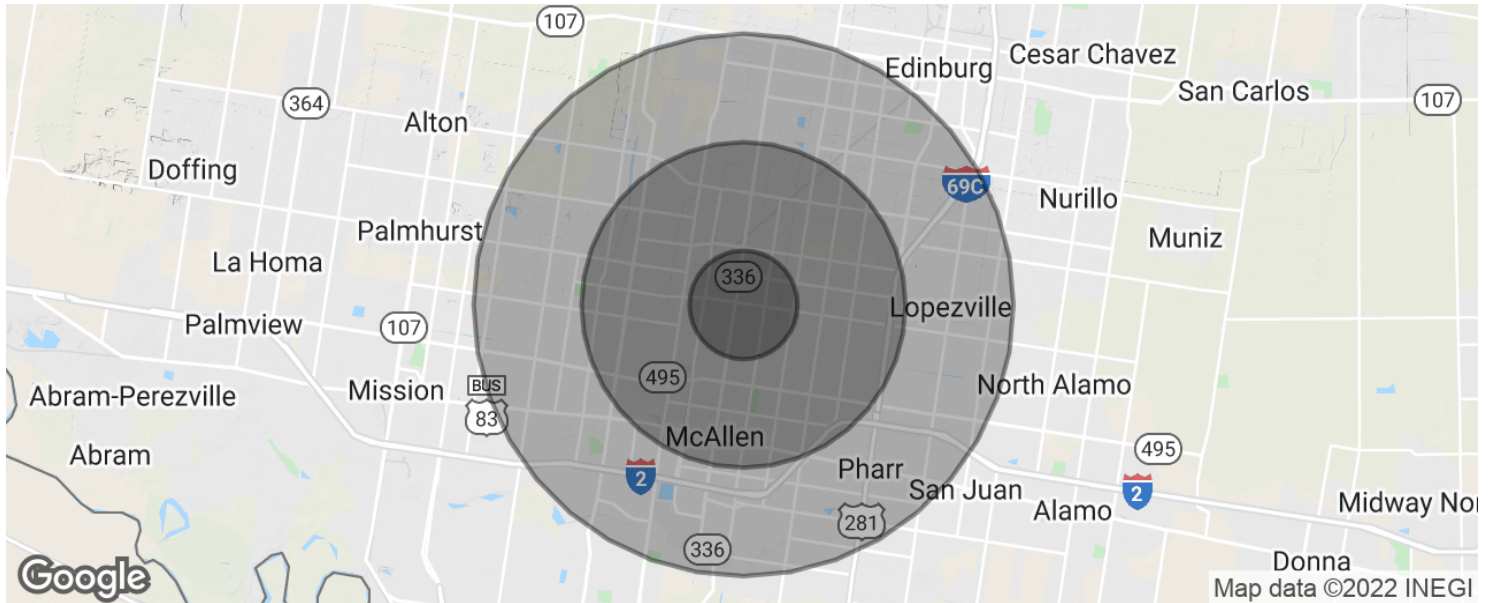
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,777	96,285	213,232
Median age	32.8	31.4	31.0
Median age (Male)	30.6	29.4	29.6
Median age (Female)	36.7	33.6	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,598	31,199	66,188
# of persons per HH	2.6	3.1	3.2
Average HH income	\$66,569	\$58,568	\$57,610
Average house value	\$143,977	\$132,467	\$118,731

* Demographic data derived from 2010 US Census

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