

605 E. VIOLET AVENUE MCALLEN, TX 78501

FOR LEASE: SUITE 5A & 5B

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**NAI** Rio Grande Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## PROPERTY SUMMARY

### LOCATION

Address: 605 E. Violet Avenue  
City, State, Zip: McAllen, TX 78501

### SPACE INFORMATION

Total Building Size: 5,506 SF  
Available SF - 5A: 4,506 SF  
Available SF - 5B: 1,000 SF  
Building Class: B  
Year Built/Renovated: 1995/2015  
Parking: 35 Surface Parking Spaces

### LEASING INFORMATION

Price Per SF: \$22.80 PSF YR+(NNN) \$4.08 NNN  
Estimated Monthly Payment: \$8,561.40  
Annual Increments: 3%



LAURA LIZA PAZ | Senior Associate/Real Estate Broker | 956.227.8000 | laurap@nairgv.com

AS BUILT FLOOR PLAN



**SUITE 5B**  
**1,000 SF**

**SUITE 5A**  
**4,506 SF**

