

**5407 S MCCOLL RD.-STE. A**  
EDINBURG, TX 78539

**OFFICE BUILDING FOR LEASE**  
1,800 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

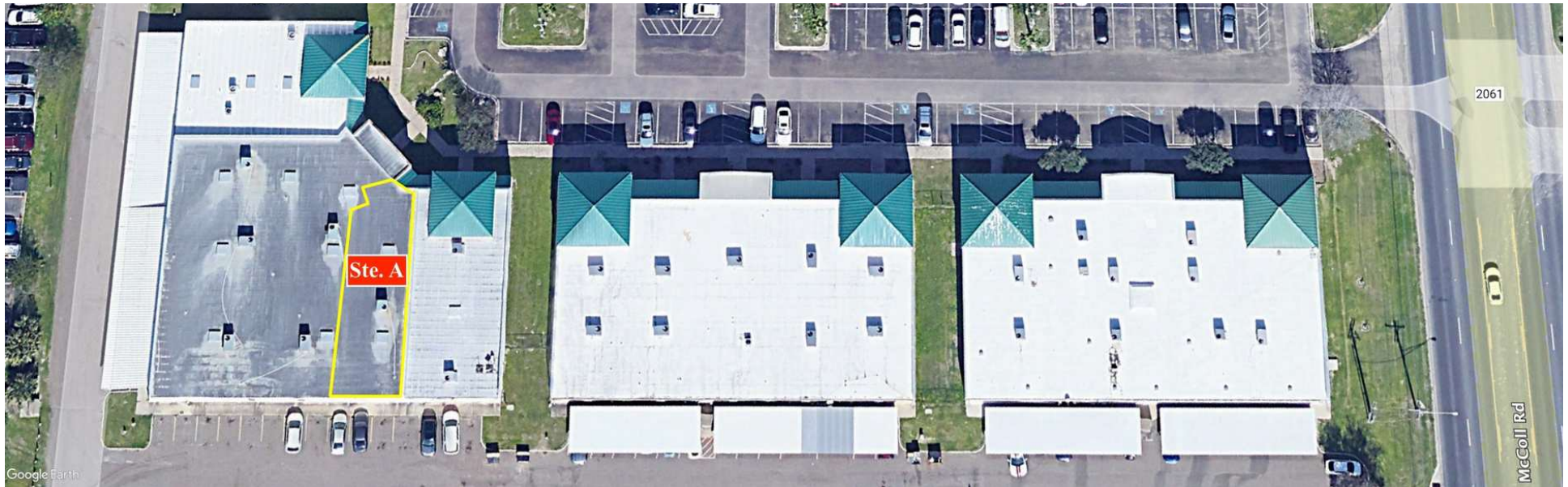
**LAURA LIZA PAZ**  
Partner | Co-Managing Broker  
956.227.8000 | laurap@nairgv.com

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

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

# PROPERTY SUMMARY

5407 S MCCOLL RD.-STE. A | EDINBURG, TX 78539



## PROPERTY DESCRIPTION

Stoneridge Business Park offers a prime multi-use office suite for lease in a highly sought-after location, adjacent to Doctors Hospital at Renaissance. Suite A features 1,800 SF of well-designed office space, including 5 private offices, a spacious conference room, an IT room, a storage room, a reception area, and a kitchen. This property boasts excellent proximity to DHR Hospital and convenient access to Interstate 69, making it an ideal location for businesses seeking visibility, functionality, and convenience. Don't miss this exceptional leasing opportunity!

## PROPERTY HIGHLIGHTS

- In a Medical Office Complex
- 1,800 SF Medical Office
- Proximity to DHR Hospital & I-69

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.70 per Monthly/ \$20.40 YR
<b>NNN:</b>	\$0.35 psf Monthly/ \$4.20 YR
<b>Available SF:</b>	1,800 SF
<b>Building Size:</b>	11,610 SF
<b>Ste. A:</b>	1,800 SF
<b>Parking Spaces Available:</b>	214

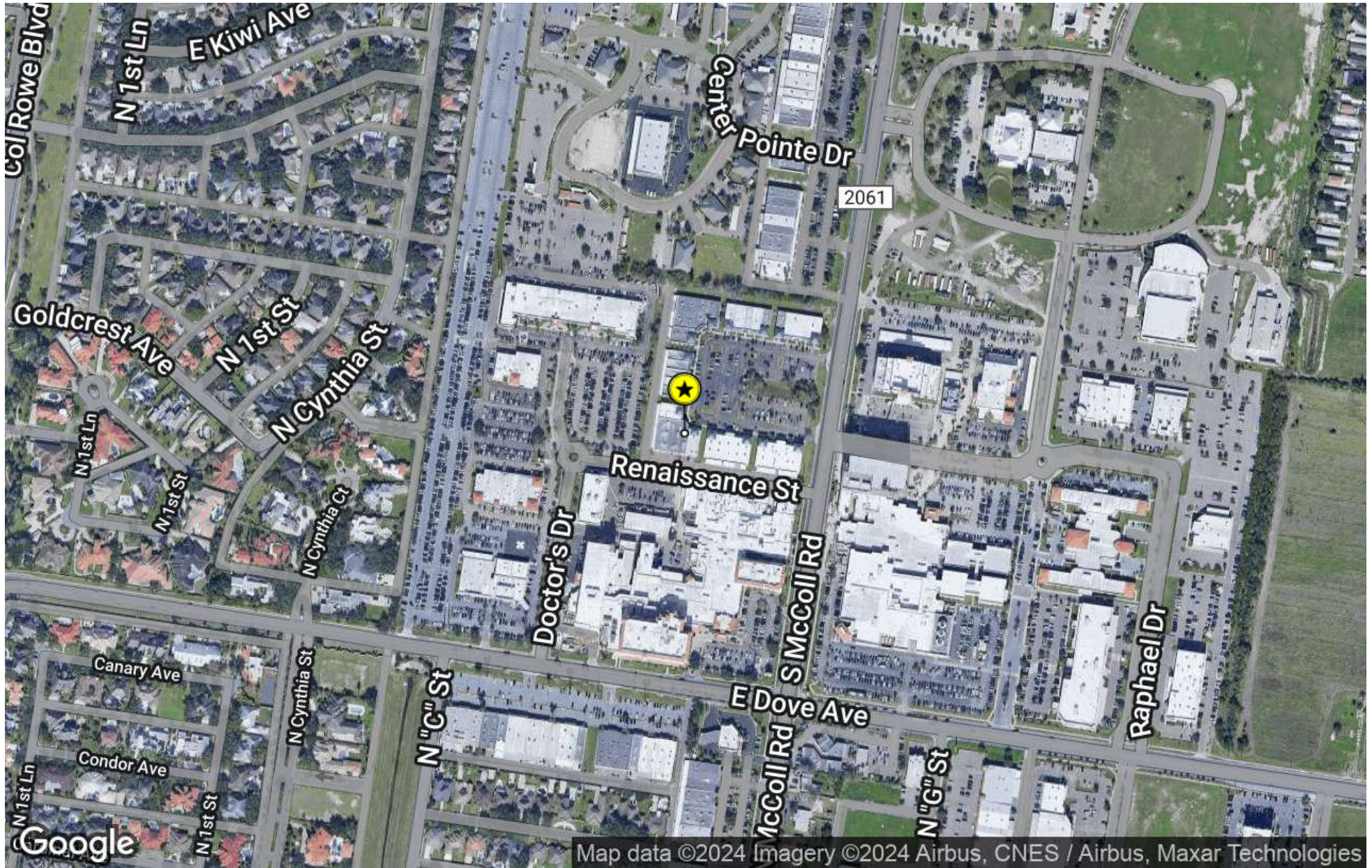
## FOR LEASE | OFFICE BUILDING

**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

5407 S MCCOLL RD.-STE. A | EDINBURG, TX 78539



## 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.