

**1400 N MCCOLL RD**  
MCALLEN, TX 78501

**SUITE #207- OFFICE FOR LEASE**  
1,420 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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

# PROPERTY SUMMARY

1400 N MCCOLL ROAD | MCALLEN, TX 78501

## PROPERTY DESCRIPTION

Commerce Center West is a Class A office building located in the Rio Grande Valley. It is located in a Class A Office Park at the corner of N. McColl Rd. & Pecan Blvd. CCW offers fast internet options, high-tech HVAC, a well-lit parking lot, digital security systems, and a unique architectural design. Located on the second floor, Ste. 207 includes 4 Private Offices, a Reception Area, and a Conference Room. Strong tenants include Raymond James, Higginbotham, Texas Air Products, Dykema & Spectrum Charter. 495 Commerce Center is a professionally planned development with unique landscaping elements, including a lake and jogging trails that enhance the campus-like quality of this business park. An Owners Association and a Common Area Maintenance program maintain the architectural and development standards. \$1.59 psf + \$0.98 NNN= \$3,649 List Price. Utilities are included in the base rent. Furniture is not included.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.59 SF/month + NNN (\$0.98)
<b>Number of Units:</b>	1
<b>Available SF:</b>	1,420 SF
<b>Building Size:</b>	34,985 SF
<b>Parking Spaces:</b>	153
<b>Year Built:</b>	2004

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,381	30,256	64,792
<b>Total Population</b>	10,432	92,689	211,063
<b>Average HH Income</b>	\$45,289	\$49,427	\$53,948



## FOR LEASE | OFFICE BUILDING

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# ADDITIONAL PHOTOS

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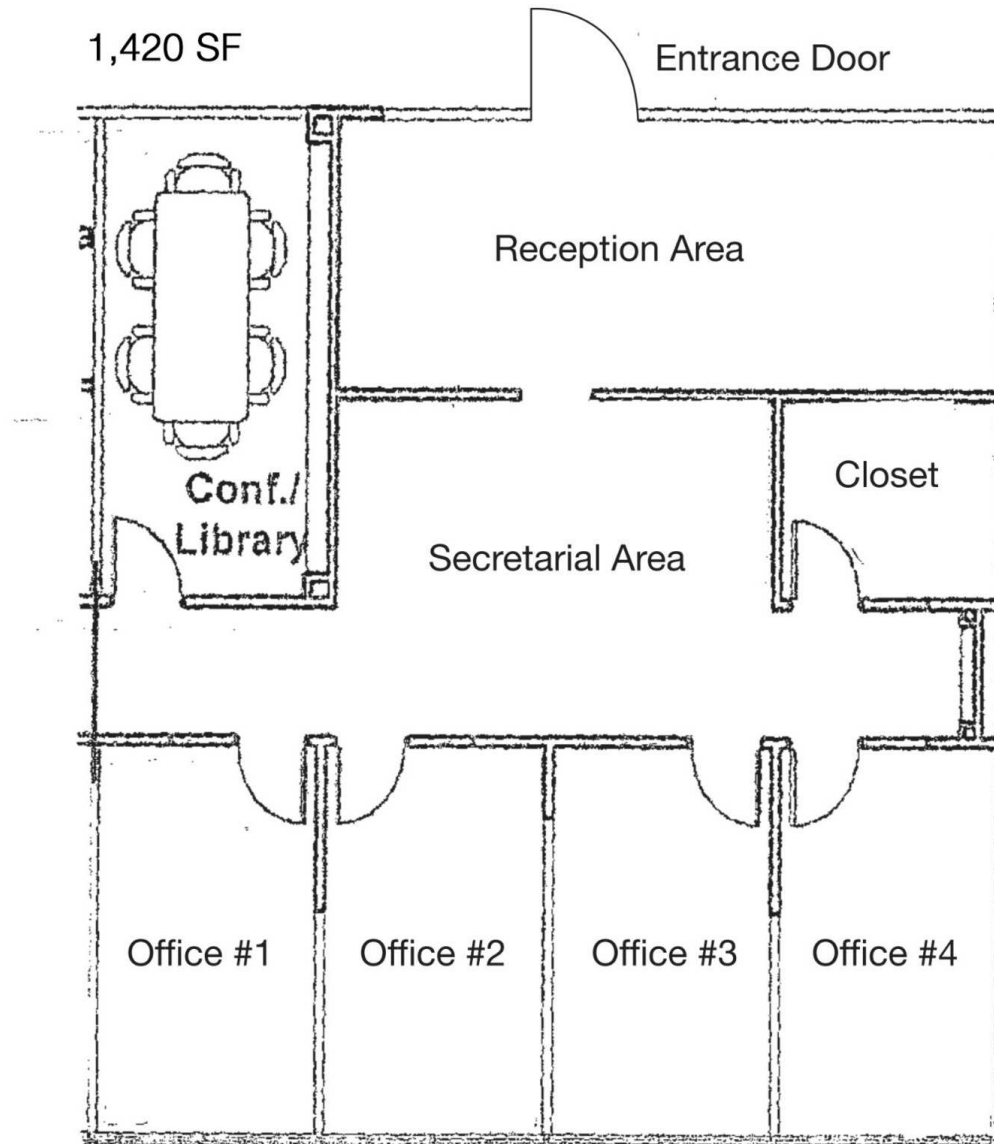


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# FLOOR PLAN

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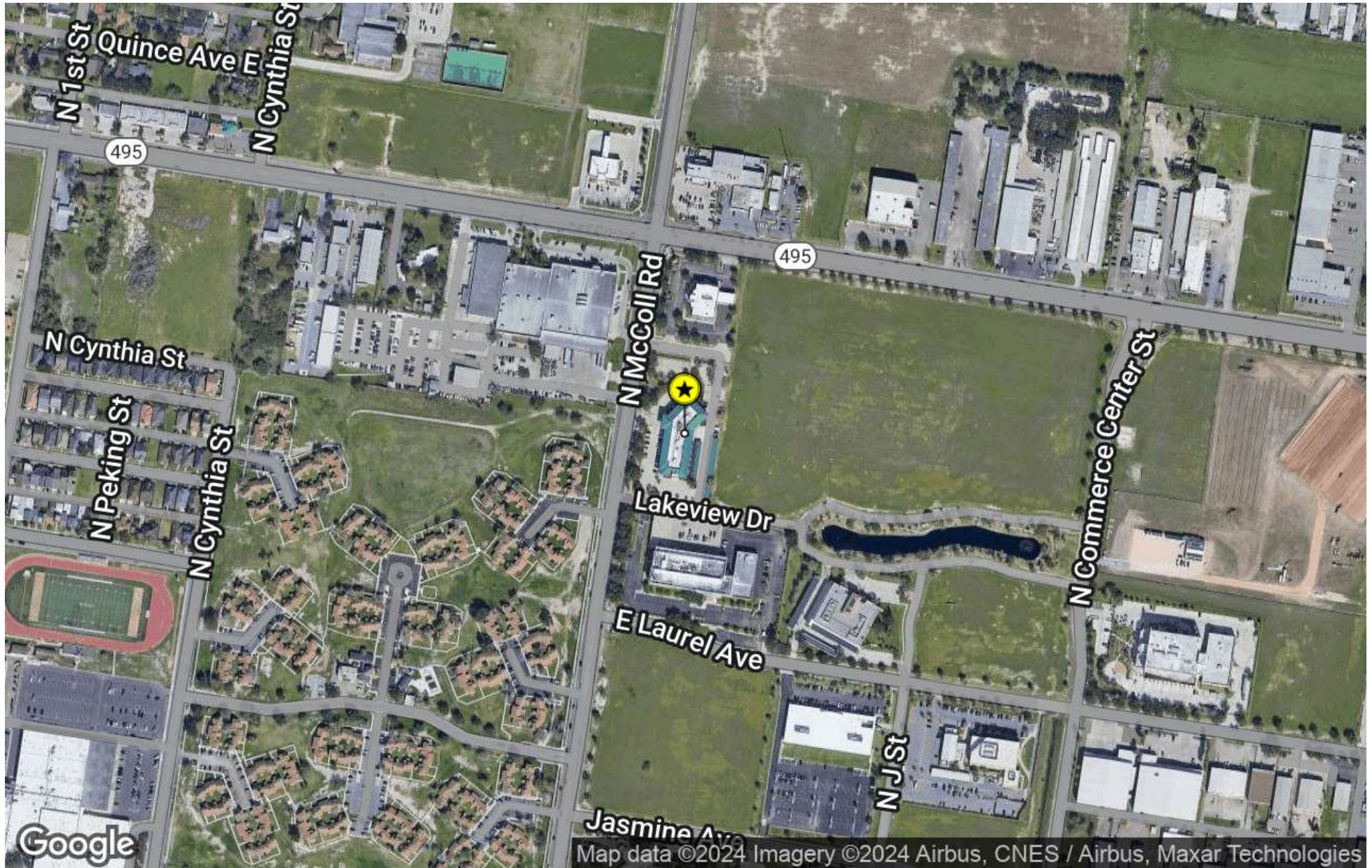
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# AERIAL MAP

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