

700 SAN BERNARDO AVE.

Laredo, TX 78040

OFFICE BUILDING FOR LEASE



BRIAN MANNING

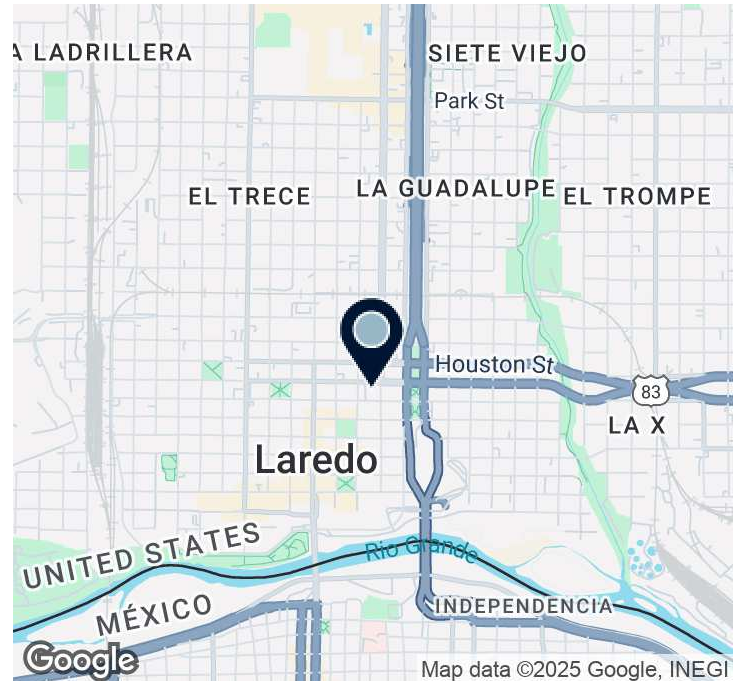
Sr. Leasing Manager
956.570.1000
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PROPERTY DESCRIPTION

This building may be utilized as a stand alone building or as an annex property to the historic tower located at 600 San Bernardo. Located in historic downtown Laredo, it provides easy access to nearby businesses, I-35 access, and essential government services, making it an ideal location for office, corporate, or professional services. It is conveniently located just 3-4 blocks from the Webb County Courthouse and Sheriff's Office, as well as many surrounding government agencies and arts/entertainment organizations.

PROPERTY HIGHLIGHTS

- Within minutes of international bridges and government agencies
- Prime location situated downtown area with high foot traffic and excellent visibility
- Layout offers ample space with a flexible floor plan that can be customized to suit your business needs
- Proximity to a variety of restaurants, shops, and public services

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	45,278 SF
Building Size:	45,278 SF

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