

FLYNN PARKWAY TOWER

5155 FLYNN PKWY
CORPUS CHRISTI, TX 78411

LEASE RATE:
\$16.50/SF
FULL
SERVICE



MEGAN JURACH
361.265.4184
megan.jurach@craveyrealstate.com

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Class B Office Building
Total Bldg Size:	84,266 SF
Year Built:	1981
Floors:	6 Floors
Available Space:	2,000 SF - 11,075 SF (Full 5th Floor Available)
Lease Rate:	\$16.50/SF/year Full Service
Parking Ratio:	3.0/1000 SF Surface Parking
Zoning:	CG-1
Market:	Corpus Christi
Submarket:	South Side

PROPERTY OVERVIEW

Flynn Parkway Tower is a 6-story, multi-tenant office building located in Corpus Christi's South Side submarket. Built in 1981, the property features an attractive atrium design with open sightlines to all floors and common walkways overlooking the central lobby. Three elevators service the building, providing convenient access for employees and visitors alike.

The entire 5th floor is available for lease, totaling 11,075 SF, with division options available for qualified tenants seeking a minimum of approximately 2,000 SF. The space offers a traditional office layout with multiple private offices, conference rooms, and generous open areas suitable for a wide range of professional users.

With the remaining floors occupied by state agencies—including the Health & Human Services Commission, Texas Department of Insurance and Department of State Health Services—the building is an ideal setting for tenants seeking a professional, government-adjacent environment. Suitable uses include law firms, insurance or accounting offices, healthcare administrators, behavioral health or counseling providers, consulting firms and other organizations that serve the public or support state and local operations. Flynn Parkway Tower provides a stable, professional setting for tenants seeking a well-maintained office environment in a central, accessible South Side location.

PROPERTY HIGHLIGHTS

- 11,075 SF traditional office space available on the 5th floor, divisible to approximately 2,000 SF
- Professional tenant mix including state and human service agencies; ideal for government contractors, healthcare providers or professional offices
- Centrally located in Corpus Christi's South Side business district with easy access to major thoroughfares, restaurants and nearby amenities
- Ample surface parking available for employees and visitors

MEGAN JURACH

361.265.4184
megan.jurach@craveyrealstate.com

MATTHEW CRAVEY, SIOR, CCIM

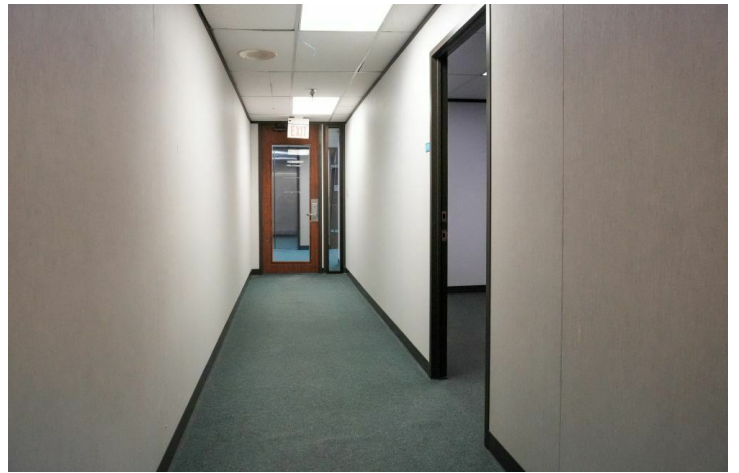
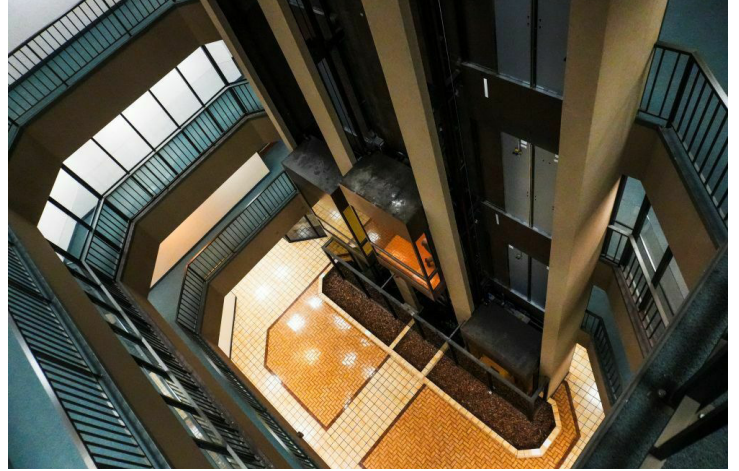
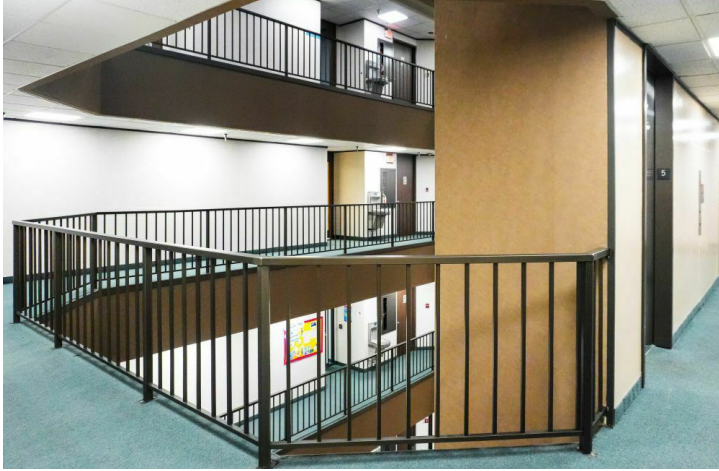
361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

INTERIOR IMAGES



MEGAN JURACH
361.265.4184
megan.jurach@craveyrealstate.com

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

INTERIOR IMAGES



MEGAN JURACH
361.265.4184
megan.jurach@craveyrealstate.com

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealstate.com



RETAILER MAP



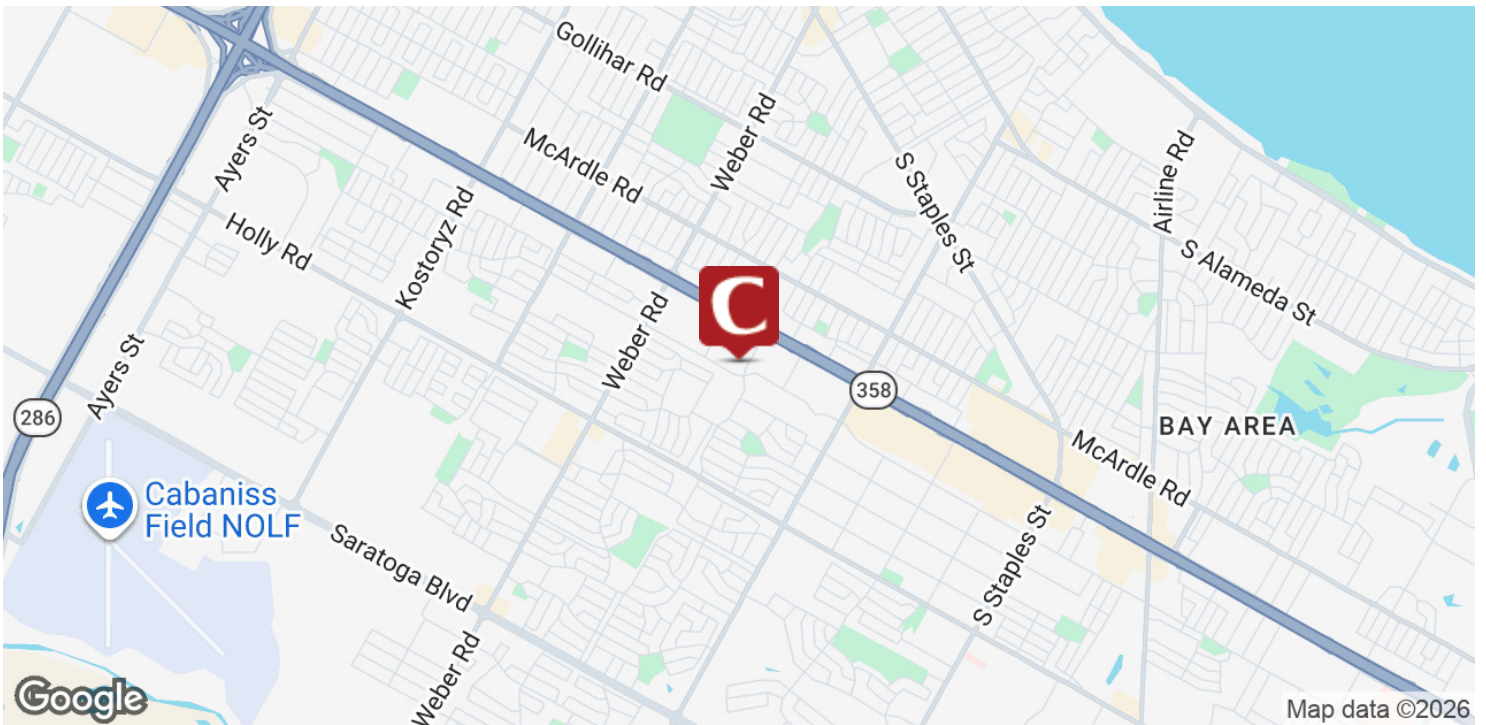
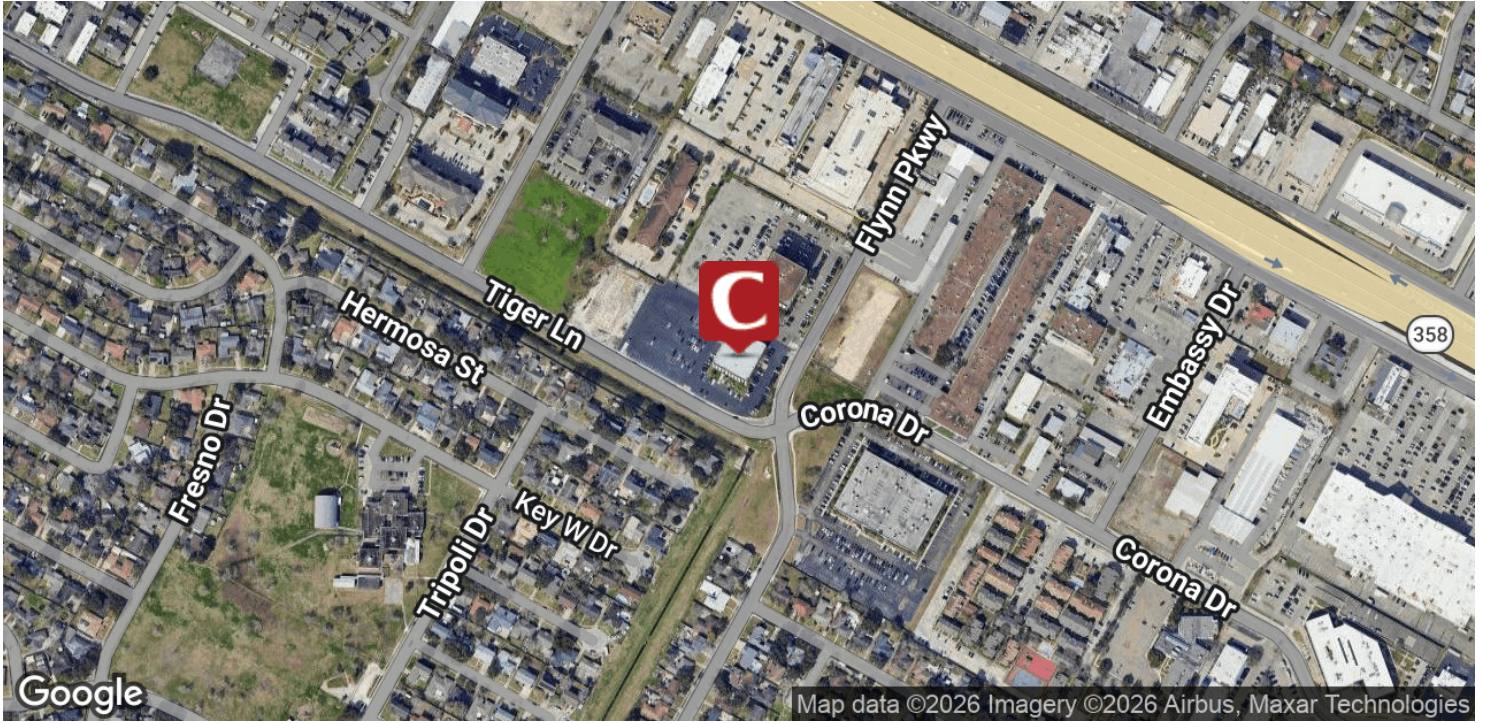
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

MEGAN JURACH
 361.265.4184
 megan.jurach@craveyrealestate.com

MATTHEW CRAVEY, SIOR, CCIM
 361.221.1915
 matt@craveyrealestate.com

Cravey
 Real Estate Services, Inc.
 361-289-5168
 Corpus Christi, TX

LOCATION MAP



MEGAN JURACH
361.265.4184
megan.jurach@craveyrealstate.com

MATTHEW CRAVEY, SIOR, CCIM
361.221.1915
matt@craveyrealstate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Cravey Real Estate Services, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0409080</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Designated Broker of Firm	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Licensed Supervisor of Sales Agent/ Associate	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.221.1915</u> Phone
<u>Megan Jurach</u> Sales Agent/Associate's Name	<u>844608</u> License No.	<u>megan.jurach@craveyrealstate.com</u> Email	<u>361.265.4184</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442

Untitled

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com