

1801 S. 2ND ST, MCALLEN, TX 78503



OFFICE SPACE FOR LEASE



For more property information and site tours, please contact:

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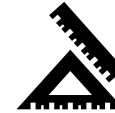
1801 S. 2ND ST // MCALLEN, TX 78503

PROPERTY OVERVIEW



RATE

\$32/SF Full Service Gross



AVAILABLE OFFICE SPACE

1,049 SF - 4,341 SF (Contiguous)

SUITE #	SIZE	NOTES
330	2,707 RSF	Finished Space
380	1,634 RSF	Finished Space
470	2,678 RSF	Finished Space
535	1,049 RSF	Finished Space

PROPERTY INFORMATION

- 91,576 SF Building
- ±15,000 SF Floor Plates
- 3.5 Car Parks Per 1,000 SF
- Beautiful Views
- Conveniently Located Minutes from Expressway 83 / Interstate 2
- Cross Streets: 2nd St. & E. Ridge Ave
- Traffic Counts: 140,992 VPD on Expressway 83 / Interstate 2
 - » 140,992 VPD on Expressway 83 / Interstate 2
 - » 16,116 VPD on 2nd St.

PROXIMITY TO:

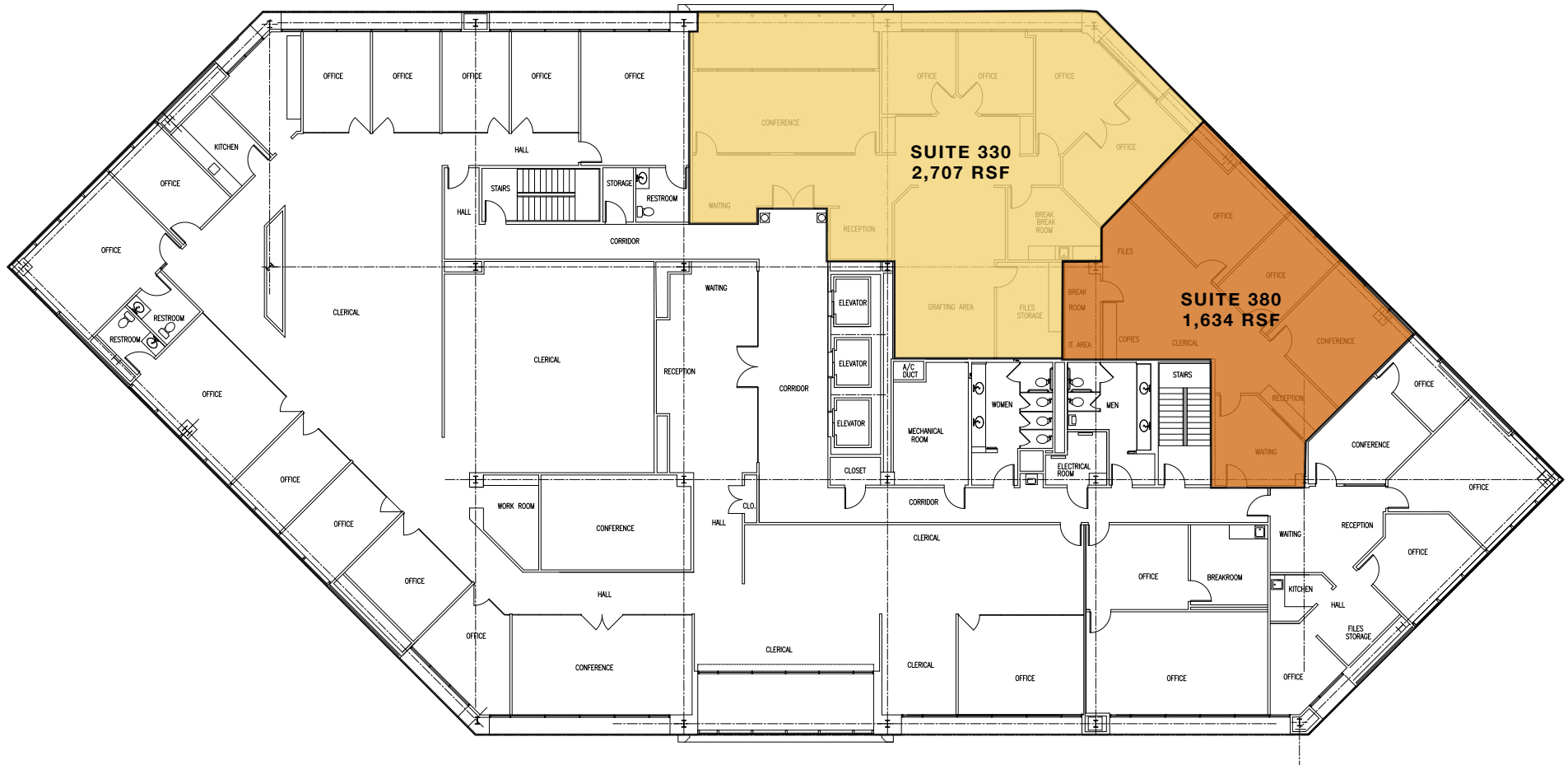
- 1 McAllen Medical Center (.4 miles)
- 2 La Plaza Mall (1 mile)
- 3 McAllen Airport (1.4 miles)
- 4 Downtown Distric (2 miles)
- 5 UTRGV - Main Campus (12 miles)

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SPACE AVAILABLE



3RD FLOOR

UP TO
4,341 RSF

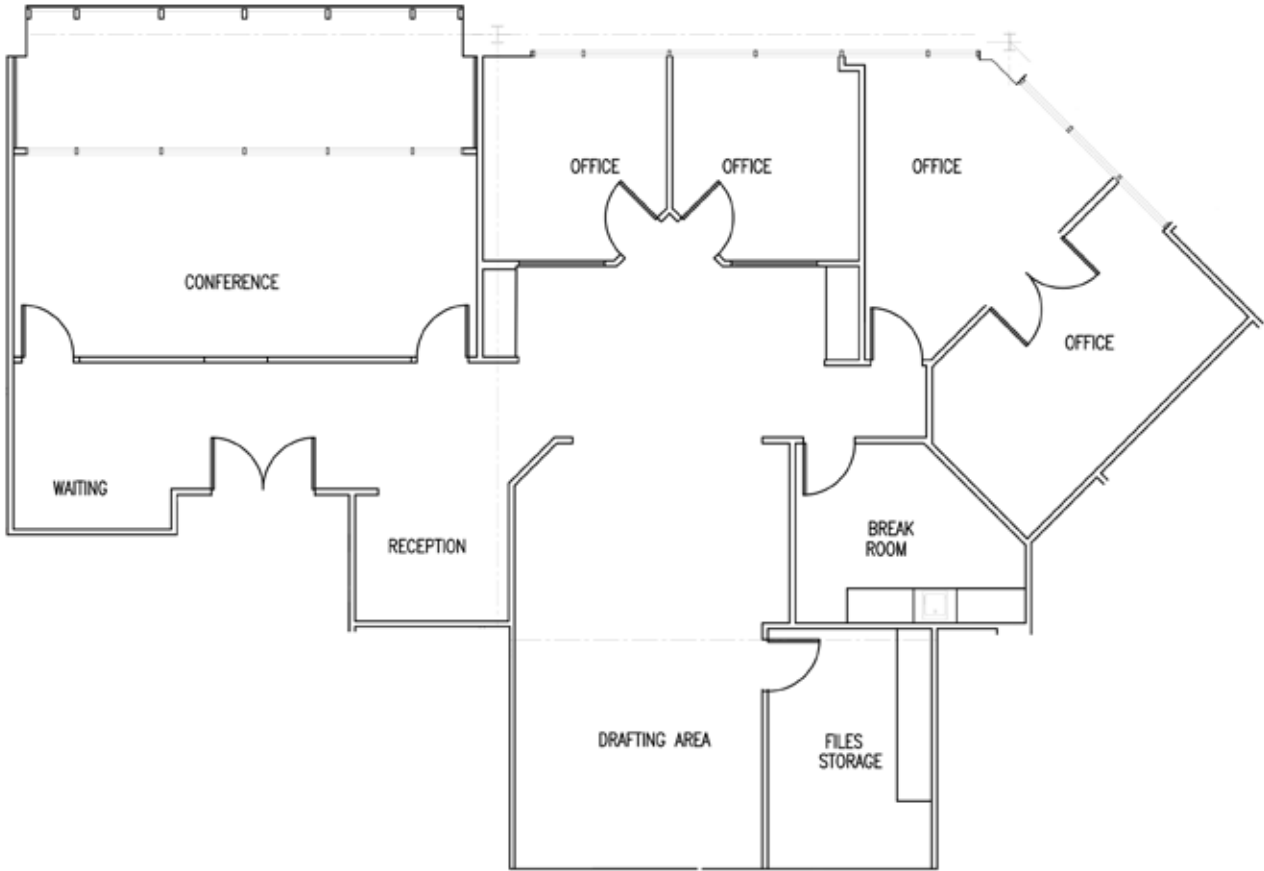


1801 S. 2ND ST // MCALLEN, TX 78503
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SUITE 330

AVAILABLE SPACE	2,707 RSF
LEASE RATE	\$32/SF FSG
BUILD OUT	4 OFFICES, RECEPTION, CONFERENCE, BREAKROOM OPEN AREA, STORAGE



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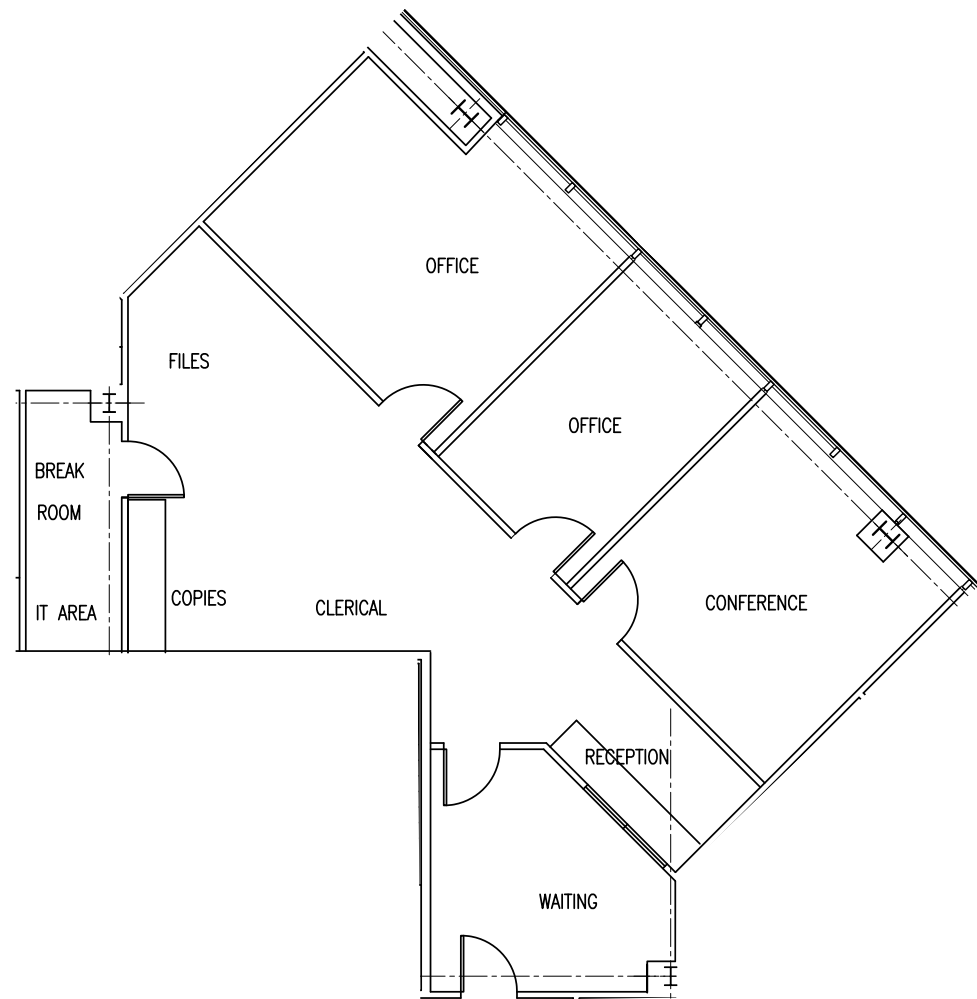
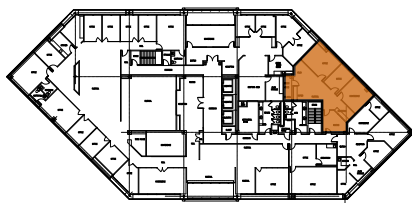


SUITE 380

AVAILABLE SPACE **1,634 RSF**

LEASE RATE **\$32/SF FSG**

BUILD OUT **2 OFFICES, RECEPTION,
CONFERENCE, BREAKROOM
OPEN AREA, STORAGE**

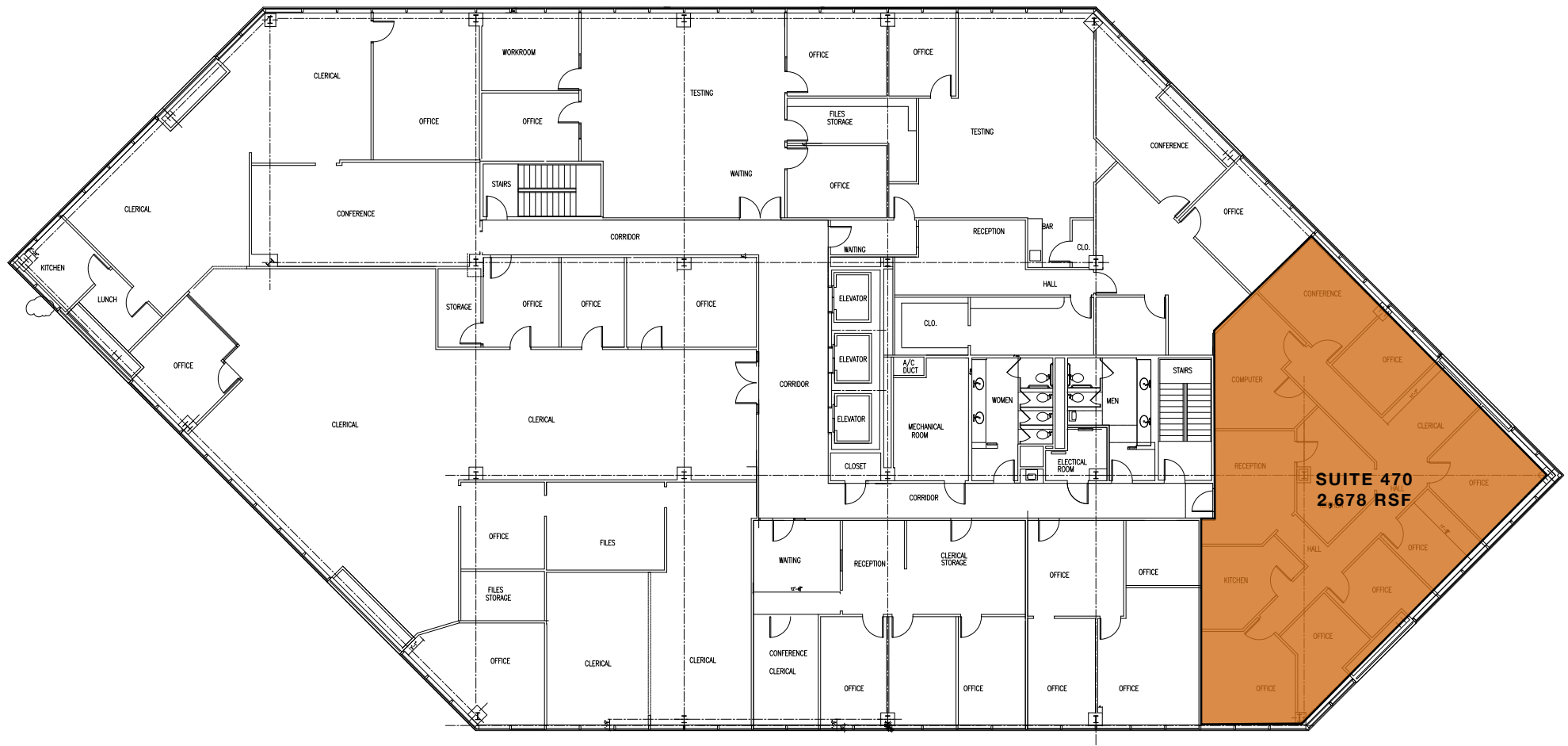


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4TH FLOOR

2,678 RSF

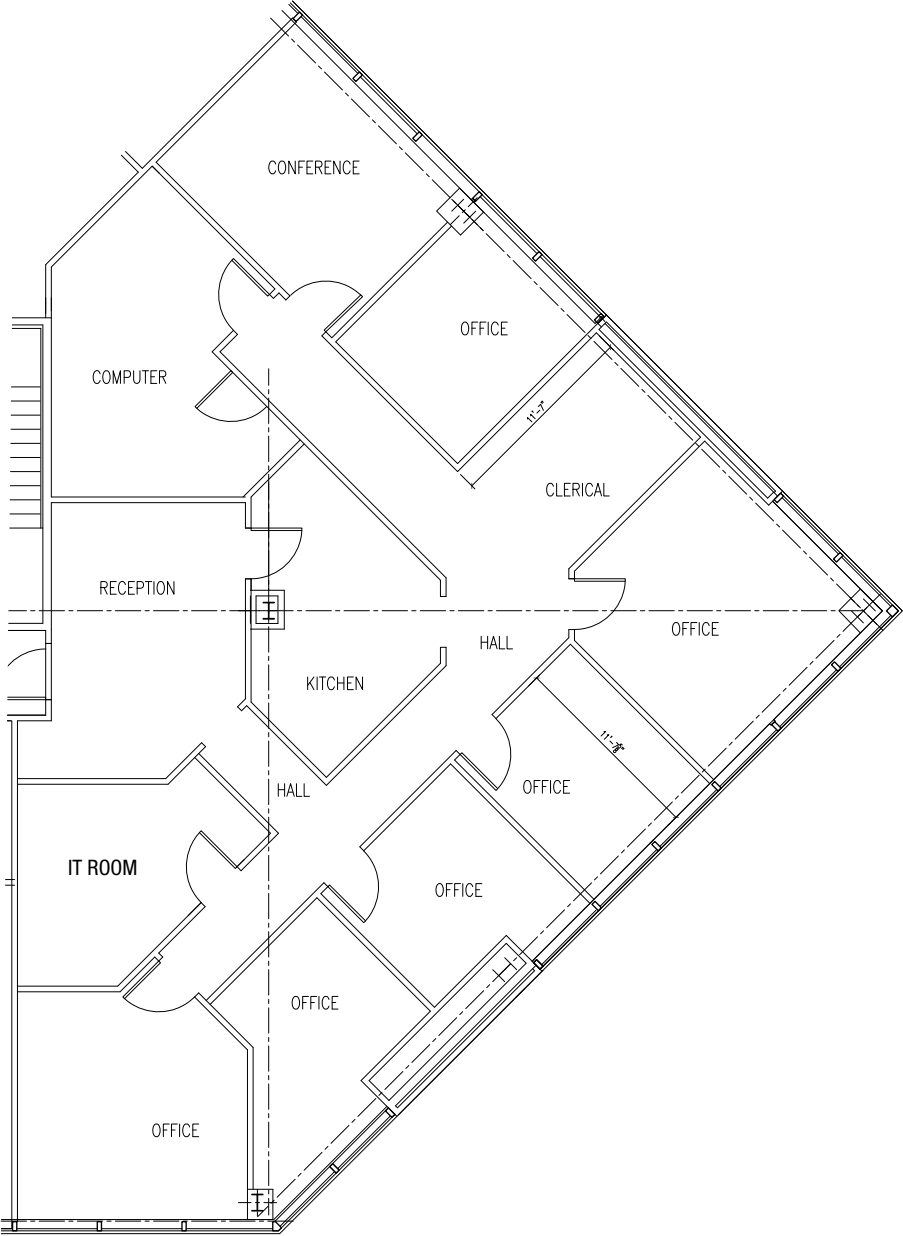
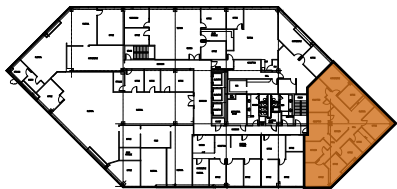


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SUITE 470

AVAILABLE SPACE	2,678 RSF
LEASE RATE	\$32/SF FSG
BUILD OUT	6 OFFICES, RECEPTION, CONFERENCE, CLERICAL, COMPUTER ROOMS, 1 KITCHEN, 1 IT ROOM

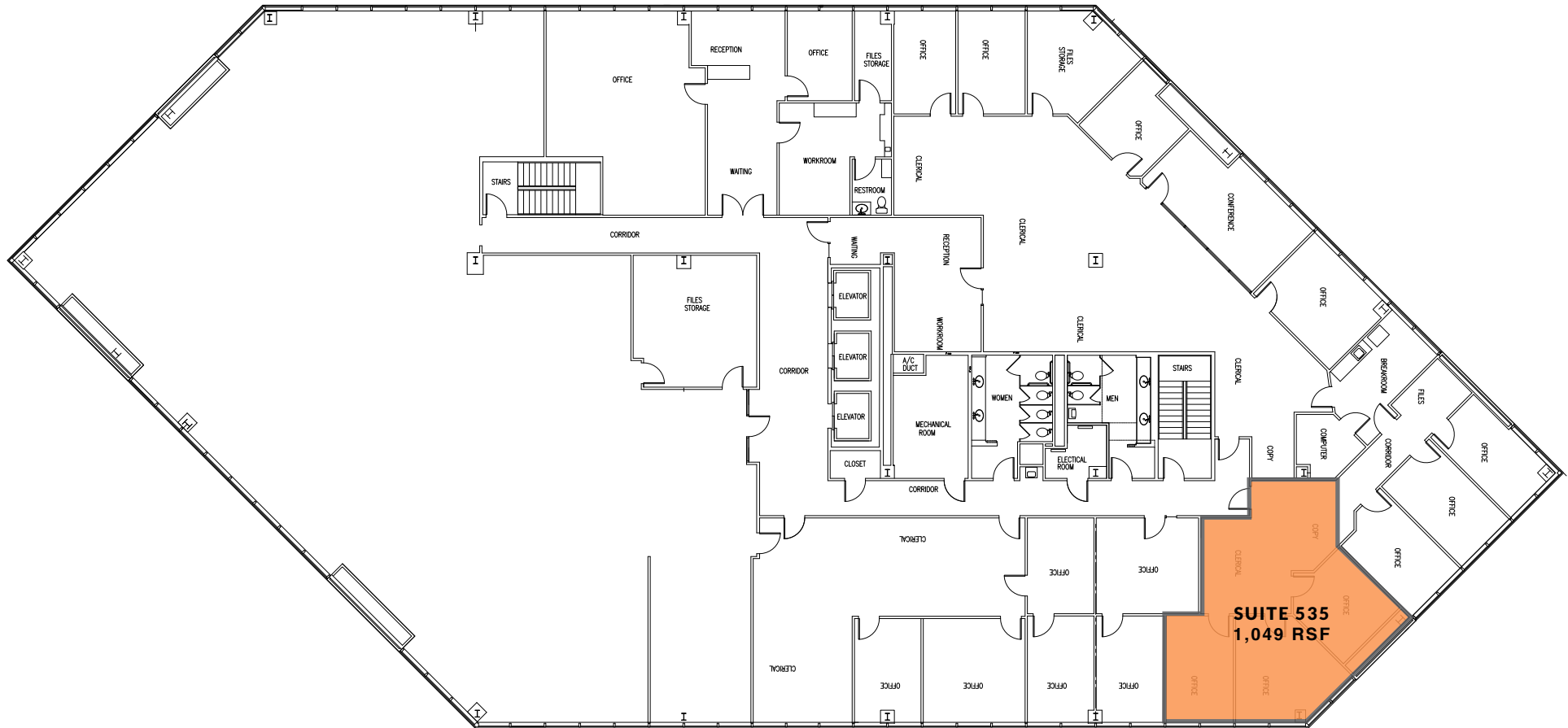


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5TH FLOOR

1,049 RSF

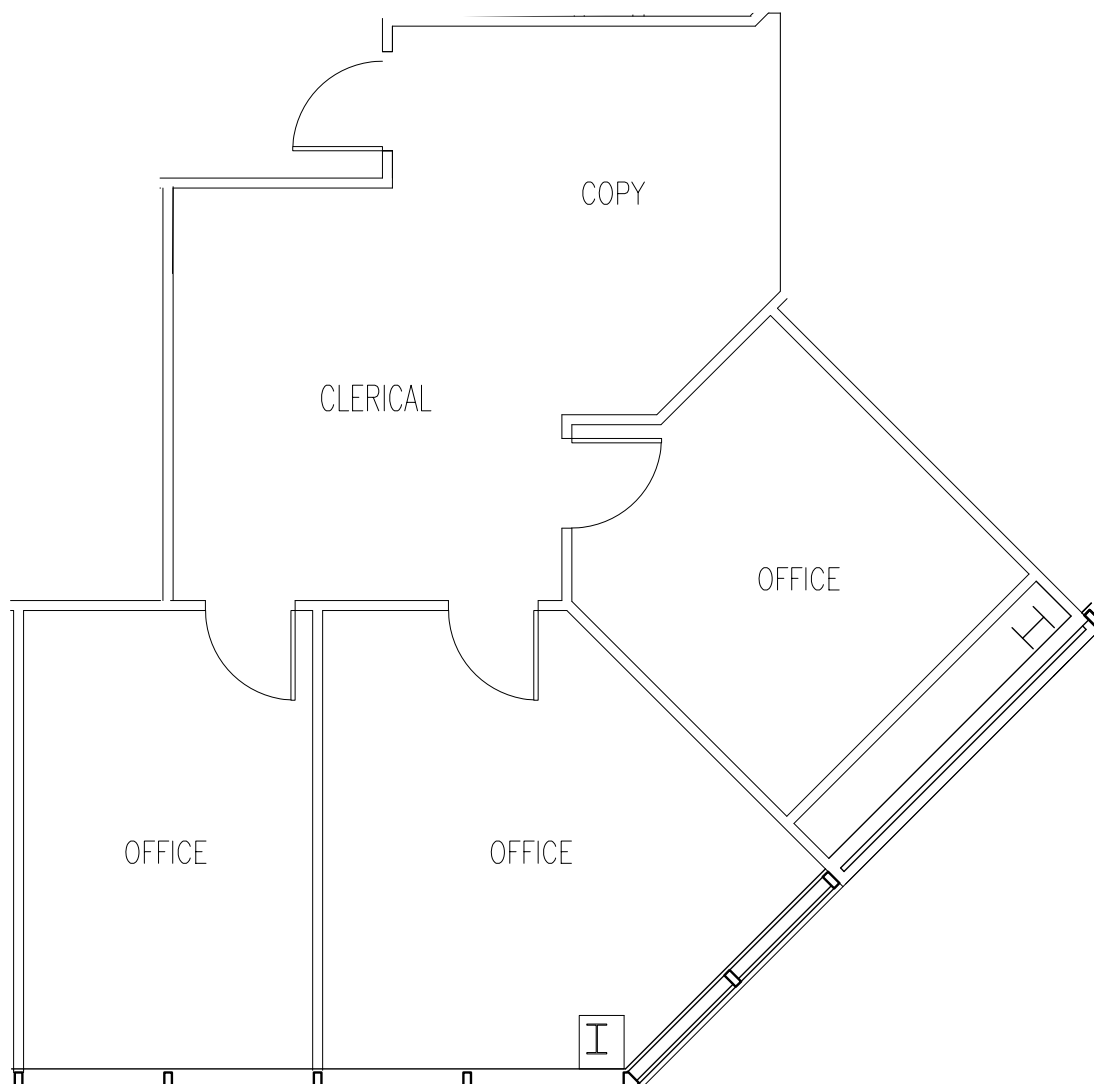
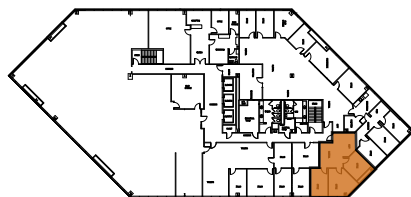


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SPACE AVAILABLE



SUITE 535

AVAILABLE SPACE	1,049 RSF
LEASE RATE	\$32/SF FSG
BUILD OUT	3 OFFICES, RECEPTION AREA





Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

NAI Rio Grande Valley	9008410	laurap@nairgv.com	956-994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date