

# 600 SAN BERNARDO AVE.

Laredo, TX 78040

OFFICE BUILDING FOR LEASE



## BRIAN MANNING

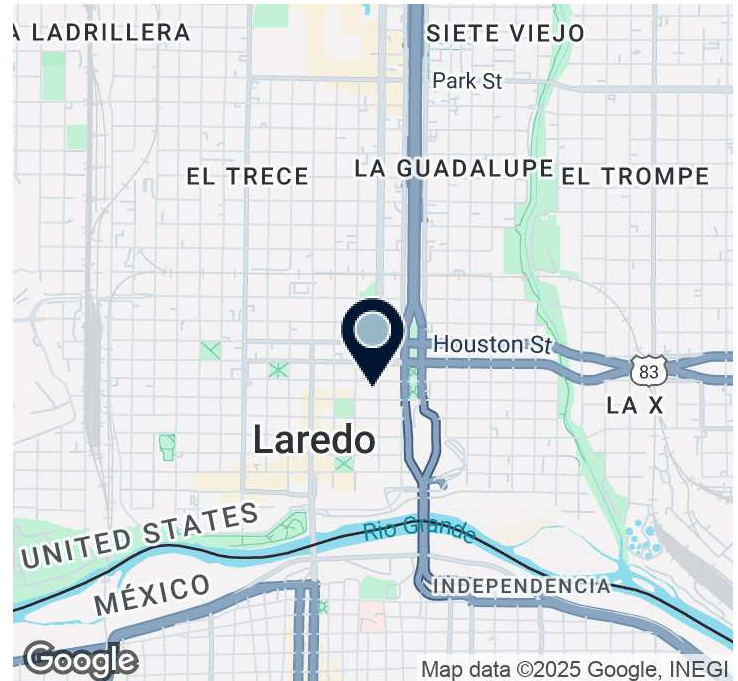
Sr. Leasing Manager  
956.570.1000  
bmanning@killamco.com



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## PROPERTY DESCRIPTION

This building may be utilized as a stand alone building or together with 700 San Bernardo Ave for additional spaces and fantastic parking. With several newly renovated floors, the Killam Tower is a class B office property with easy access to IH-35, the Laredo International Airport, and is minutes to the Mexico border. This property, located in Downtown Laredo, is available for lease to accommodate office, professional, or corporate space. Perfect for professional services such as law firms, government or education agencies, consultancies, or startups.

## PROPERTY HIGHLIGHTS

- Immediate access to IH-35
- Within minutes of international bridges and government agencies
- Prime location situated downtown area with high foot traffic and excellent visibility
- Various layouts offers ample space with a flexible floor plan that can be customized to suit your business needs
- Close proximity to a variety of restaurants, shops, and public services

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 5,000 SF
Building Size:	87,686 SF

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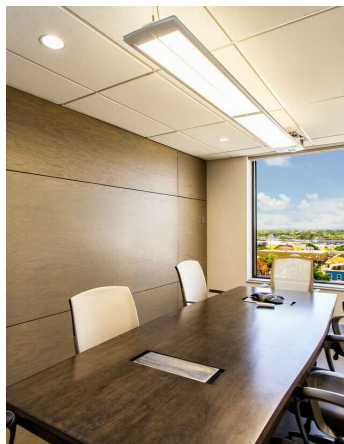
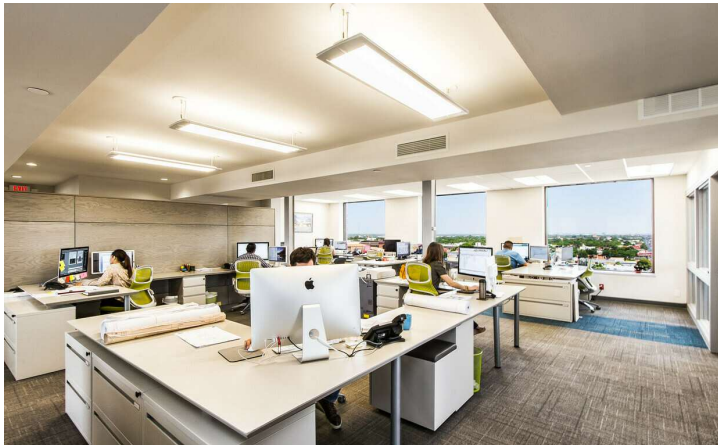




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