

FOR SALE

 CUSHMAN &
WAKEFIELD

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• COMMERCIAL & INDUSTRIAL REAL ESTATE •

520 N. STAPLES

CORPUS CHRISTI, TX



23,675 SF on 2.36 Acres



Prime Commercial Office Building

Uptown/Downtown Corpus Christi, TX

Outstanding opportunity to acquire a large, quality-built office building in the heart of Uptown/Downtown Corpus Christi. Ideally located across from City Hall and adjacent to the Nueces County Courthouse, this property also neighbors the Regional Transportation Authority headquarters and downtown transit terminal.

Situated on a signalized corner, the site features an expansive paved parking area, a significant portion of which is secured by fencing. The well-maintained interior provides numerous private offices, multiple training rooms, and an open floor plan well-suited for cubicle layouts. Flexible design allows for easy division to accommodate multiple tenants or a single large user.

With 23,675 SF of improvements on 2.36 acres (per Nueces County Appraisal District), this property presents an excellent fit for government agencies, professional office users, or potential redevelopment.

BUILDING HIGHLIGHTS



**151 PARKING SPACES/
6:1,000 PARKING RATIO**

PARKING

23,675 SF

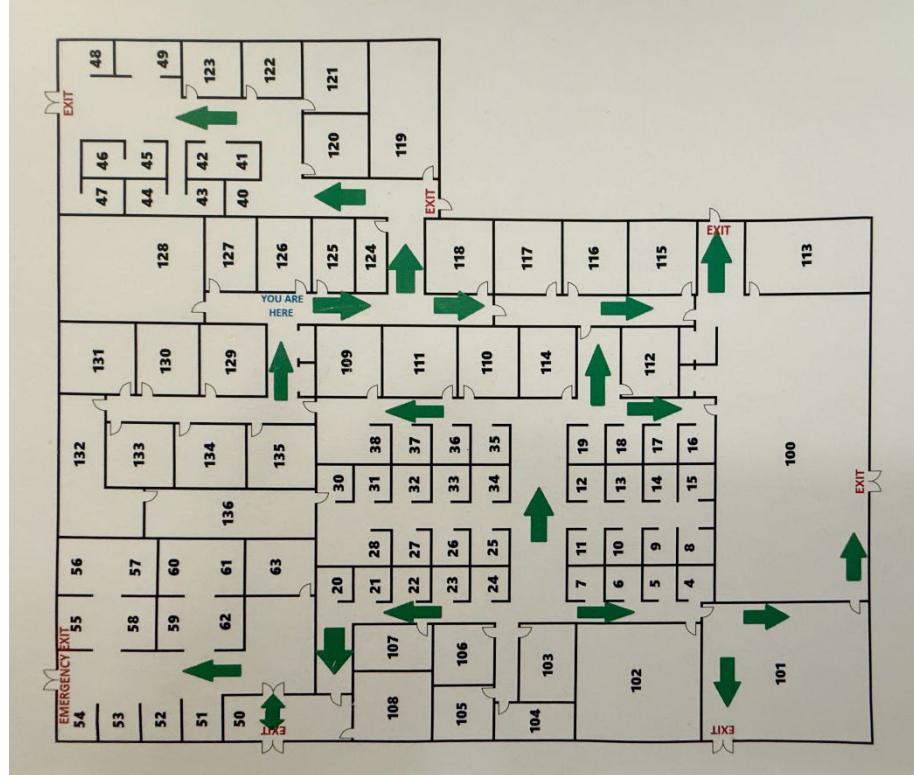
BUILDING SIZE

2.35 ACRES

LAND

COMMERCIAL

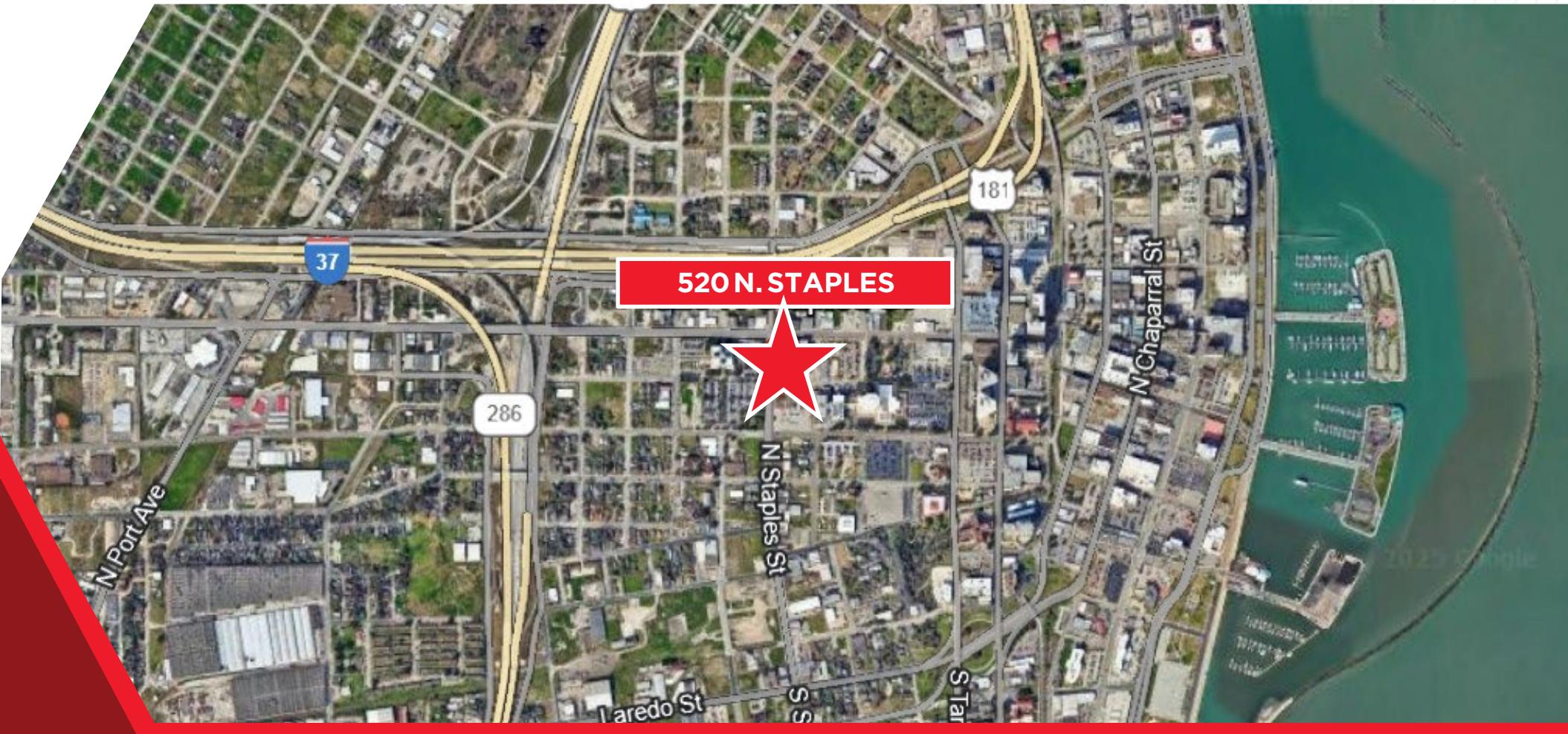
ZONING



FOR MORE INFORMATION, PLEASE CONTACT:

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