

FOR SALE



520 N. STAPLES

CORPUS CHRISTI, TX



23,675 SF on 2.36 Acres



Training Room



Restroom



Cubicles

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:

Mark Adame SIOR, CCIM

Broker

+1 361 813 7245

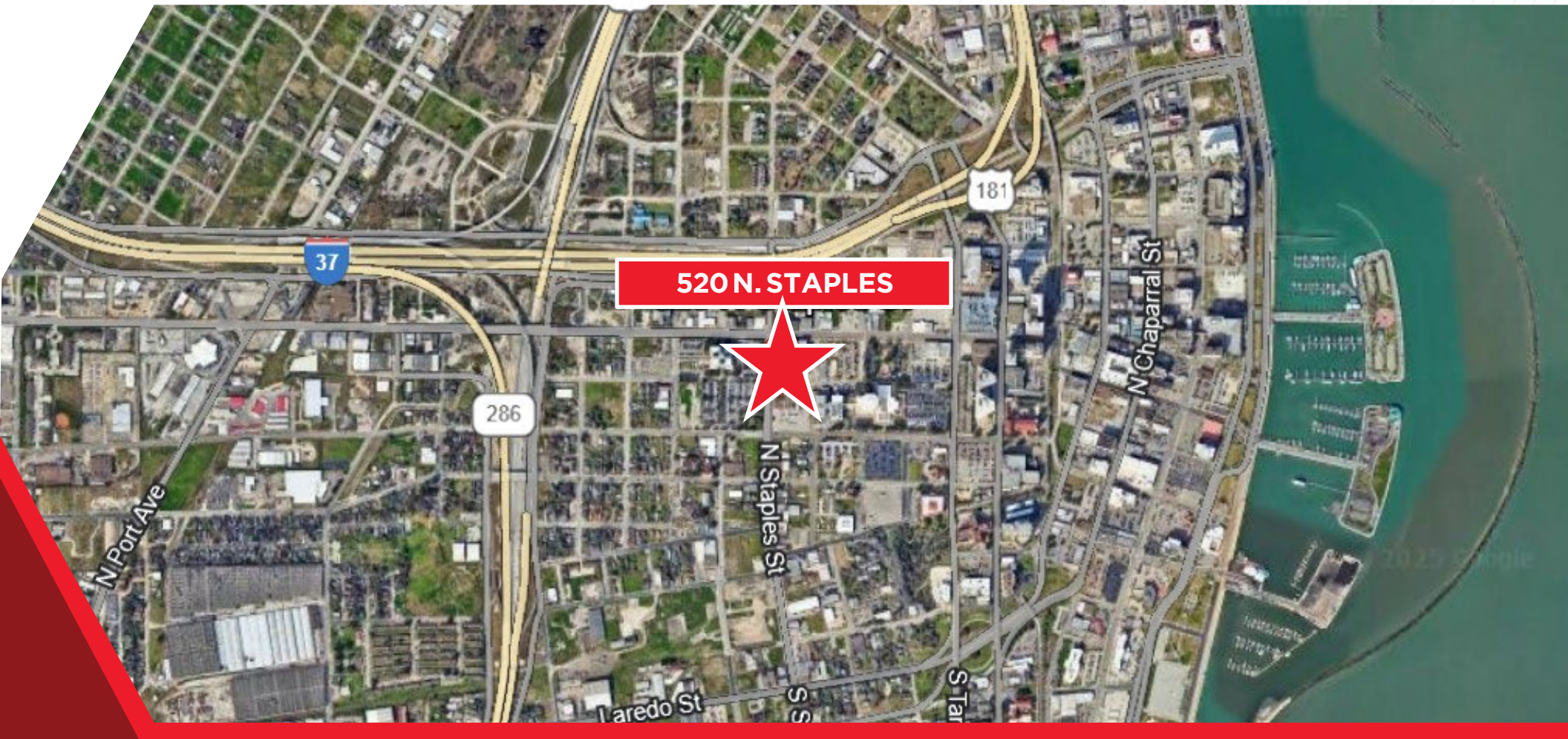
mark@joeadame.com

Brett Arabie

Managing Director

+1 512 799 0921

brett.arabie@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

