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**(361) 992-4182**

## **Stand-Alone Office Building for Lease**



**4449 S Alameda Street Building #3 Corpus Christi, TX 78412**

**SPACE SIZE:** 1,656 Square Feet

**RENTAL Rate:** \$3,300 (\$1.99/SF/MO)

**LEASE TYPE:** Modified Gross Lease (Tenant pays utilities)

**ZONING:** "CN-1" (Neighborhood Commercial District)

**UTILITIES:** Electric, gas, water and sewer on site

**COMMENTS:** This +/- 1,656 square foot office building for lease offers plenty of room for your growing business needs. With up to 4 offices, this space is perfect for a variety of business uses. Includes a reception area, break room, and restroom. Parking for up to 10 vehicles.

**Mark Pettigrove, Broker**

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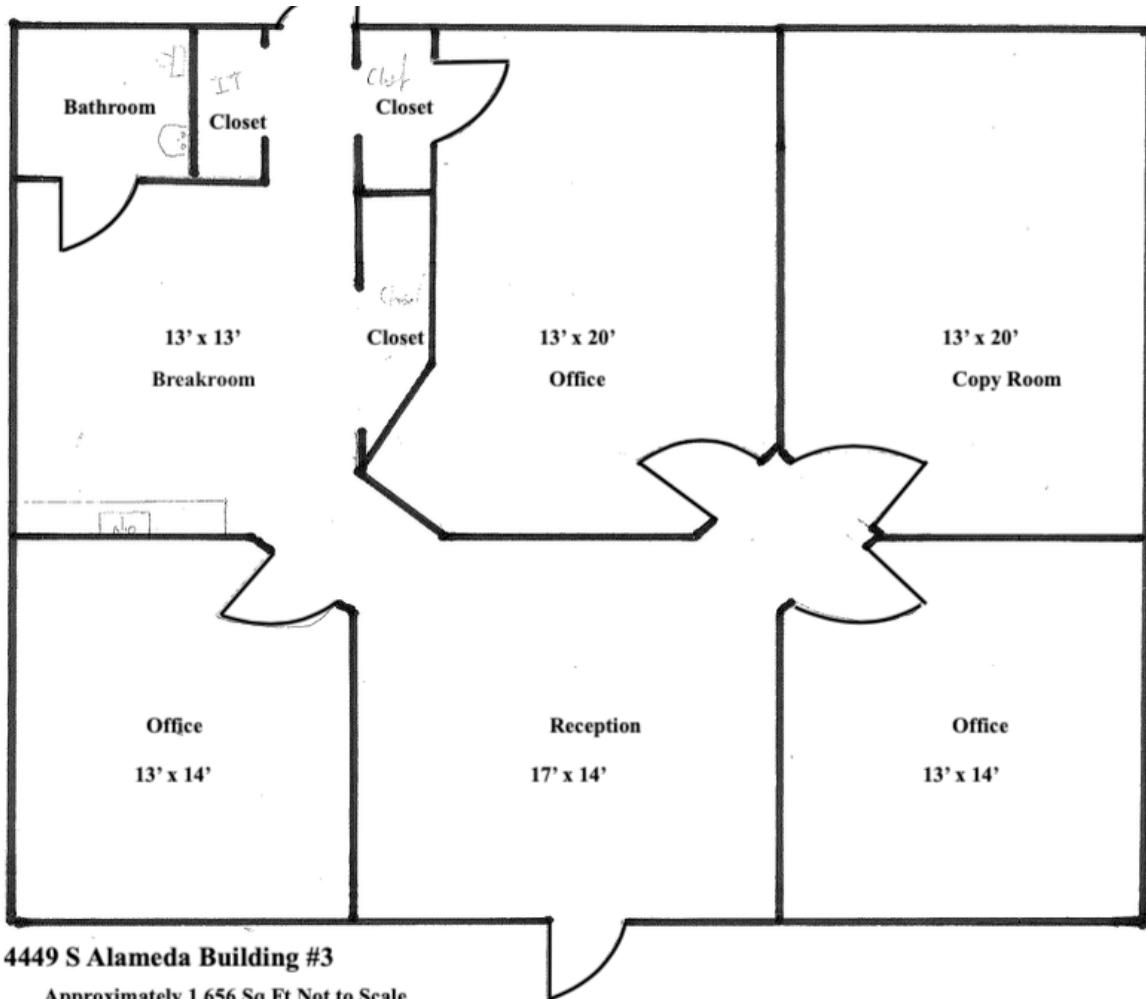
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