

# 4215 S Staples St.

## Office Space

AN ICONIC MID-CENTURY LANDMARK OFFERING CHARACTER, VISIBILITY, AND FLEXIBILITY



**Cherylyn Boyd**

361-585-0300

cherylyn@stonewaterproperties.com

www.stonewaterproperties.com



### The Unit

An iconic mid-century landmark offering a spacious parking lot and impressive office space. Floor-to-ceiling windows flood the interior with natural light, while high ceilings and oversized doors create a striking, open feel throughout.

Well-suited for a wide range of users, including medical, physiotherapy, professional services, education, wellness, and boutique fitness - this is a rare opportunity to occupy a space that combines character, visibility, and functionality.

We can't wait to see what you'll do with it!

**Base Rent** \$12.00 NNN

**Availability** Immediate

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### Available Suites

Suite #101: 11,359 SF Suite #204: 2,180SF

Suite #102: 3,210 SF Suite #205: 5,355 SF

Suite #103: 3,856 SF Motor Bank: 1,638 SF

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# FLOOR PLAN

## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



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