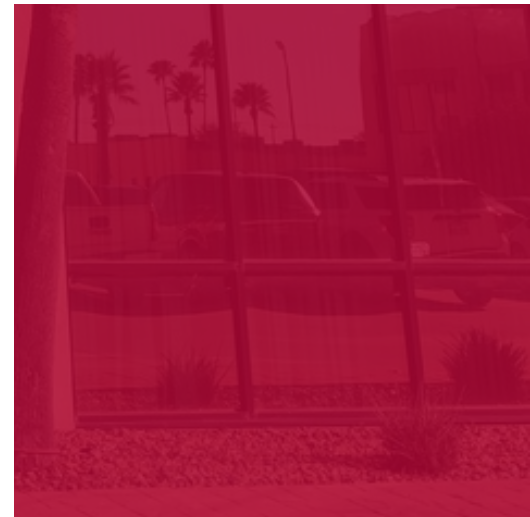


OFFICE BUILDING FOR LEASE

TRENTON SQUARE



2502
TRENTON
EDINBURG, TX

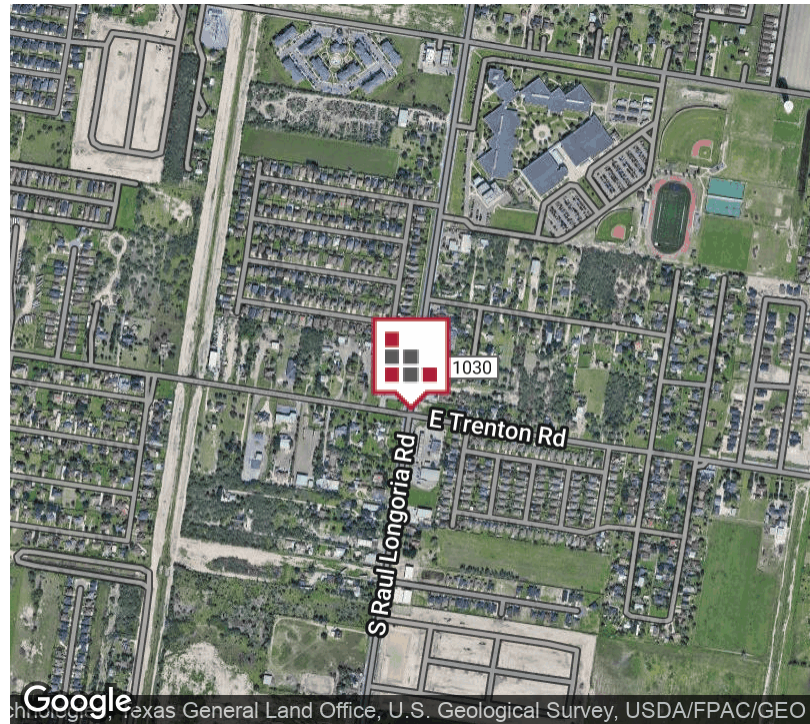


Well Established Multi-Story, Class B Office Building located in fast-growing Edinburg, Texas. This two-story office building offers Professional Office Space for your growing business with easy access from US 281 and conveniently located by Restaurants and Retail. Under new ownership, Renovation will include exterior paint and window sealing, parking lot re-striping, New Landscape Plan, New Contemporary Interior Color Scheme. Landlord will also offer additional Tenant Finish Out Allowance.



FOR LEASE TRENTON SQUARE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN = \$5.00)
Building Size:	40,000 SF
Available SF:	1,673 - 7,500 SF
Lot Size:	1 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

Well Established Multi-Story, Class B Office Building located in fast-growing Edinburg, Texas. This two-story office building offers Professional Office Space for your growing business with easy access from US 281 and conveniently located by Restaurants and Retail. Under new ownership, Renovation will include exterior paint and window sealing, parking lot re-striping, New Landscape Plan, New Contemporary Interior Color Scheme. Landlord will also offer additional Tenant Finish Out Allowance for Qualified Tenants. Electricity is separately metered.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Newly Renovated
- Under New Ownership

FOR LEASE
TRENTON SQUARE

ADDITIONAL PHOTOS



Trenton Square - Exterior Photo



Current Monument Sign [To Be Upgraded]



Trenton Square - Covered Parking



CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE
TRENTON SQUARE

ADDITIONAL PHOTOS



FOR LEASE
TRENTON SQUARE

ADDITIONAL PHOTOS



Second Generation Office Space - Breakroom



Second Generation Office Space - Interior Photo



Second Generation Office Space - Interior Photo



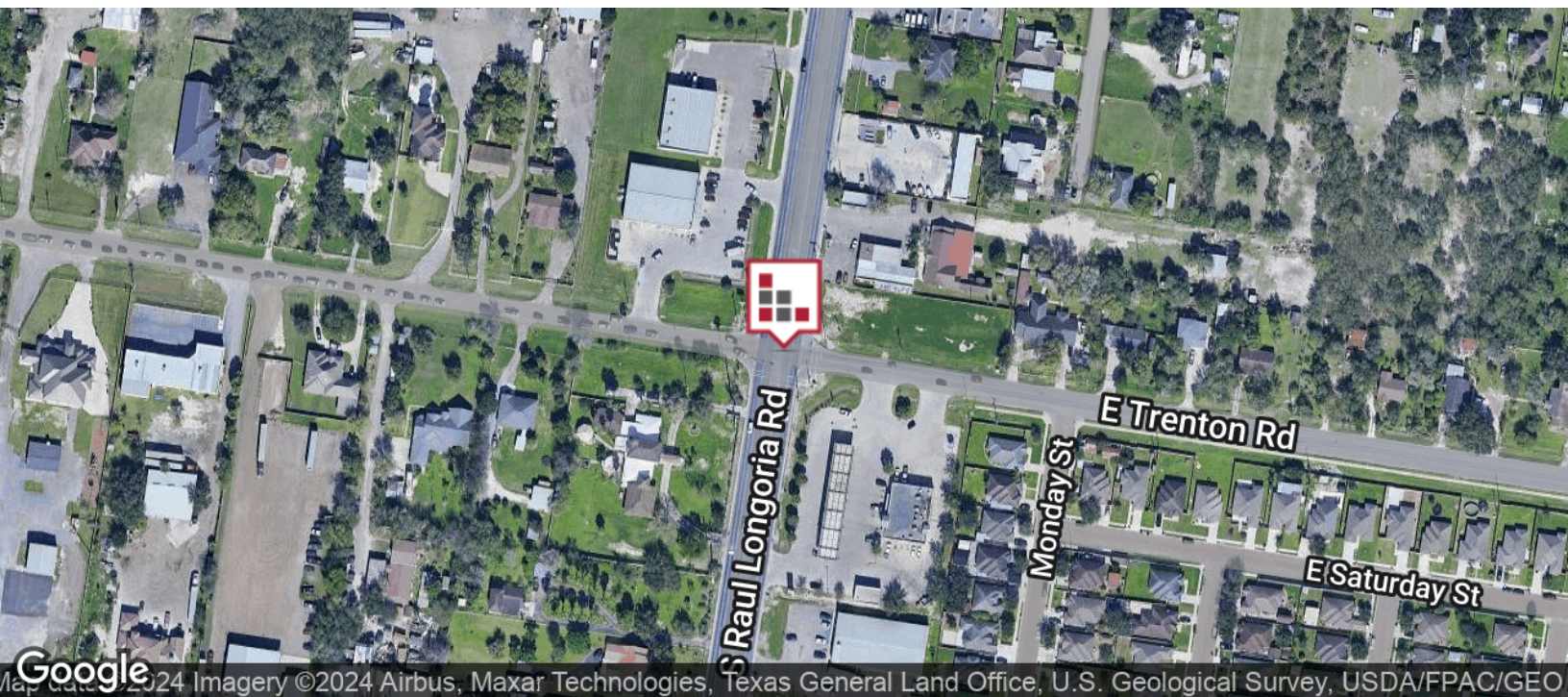
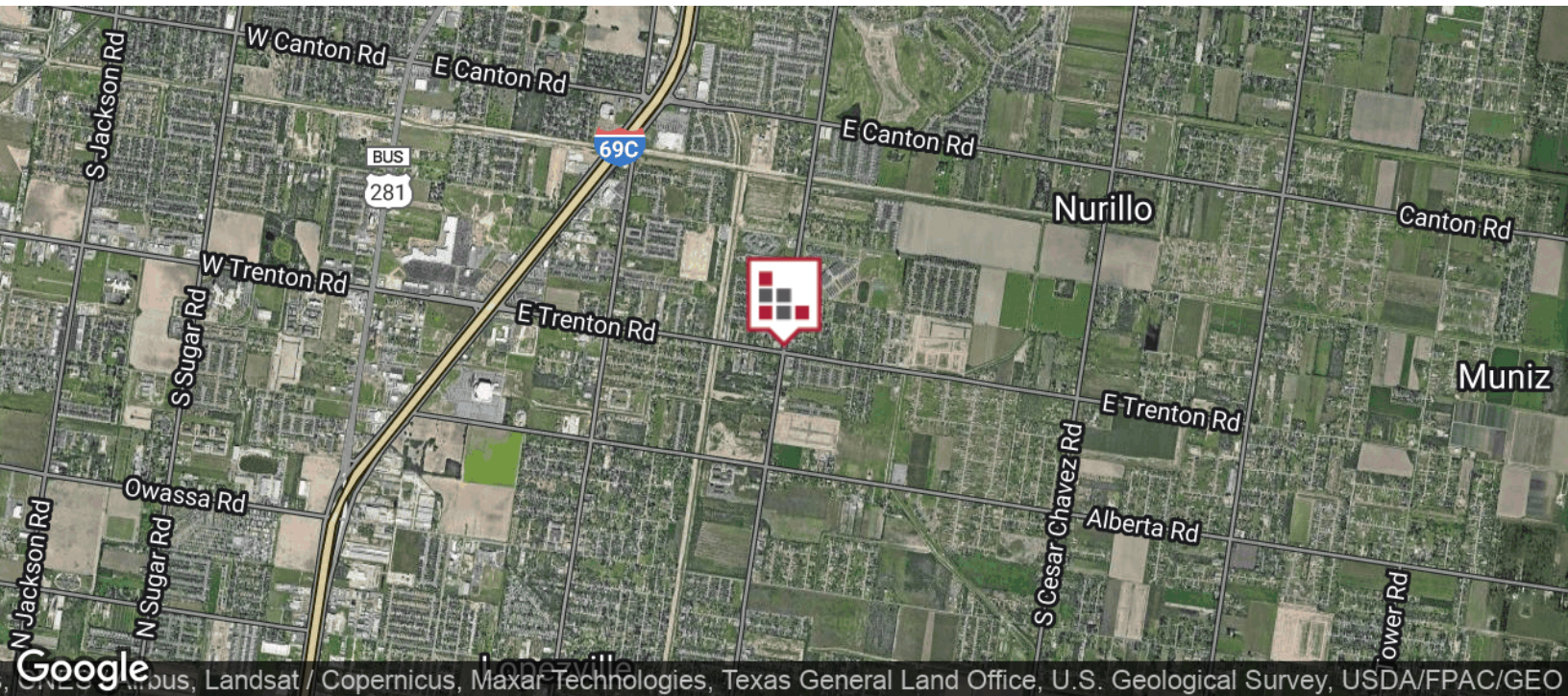
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FOR LEASE
TRENTON SQUARE

LOCATION MAPS



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FOR LEASE
TRENTON SQUARE

RETAILER MAP



FOR LEASE TRENTON SQUARE

LEASE SPACES



LEASE INFORMATION

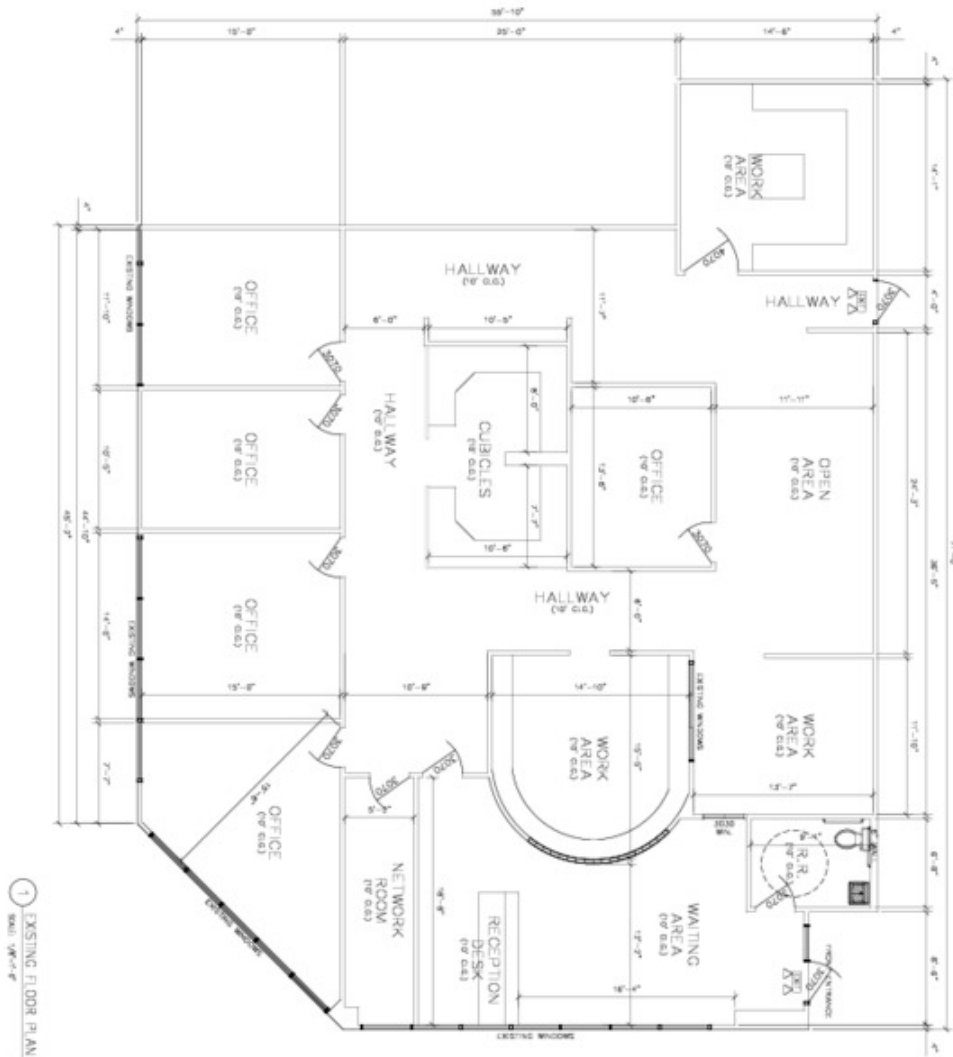
Lease Type:	[NNN = \$5.00]	Lease Term:	60 months
Total Space:	1,673 - 7,500 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2540	Available	3,389 - 7,500 SF	[NNN = \$5.00]	\$18.00 SF/yr
Suite 2544	Available	4,235 - 7,500 SF	[NNN = \$5.00]	\$18.00 SF/yr
Suite 2546	Available	2,372 - 7,500 SF	[NNN = \$5.00]	\$18.00 SF/yr
Suite 2548	Available	1,673 - 7,500 SF	[NNN = \$5.00]	\$18.00 SF/yr
Suite 2552	Available	3,397 - 7,500 SF	[NNN = \$5.00]	\$18.00 SF/yr

FOR LEASE TRENTON SQUARE

SUITE 2540



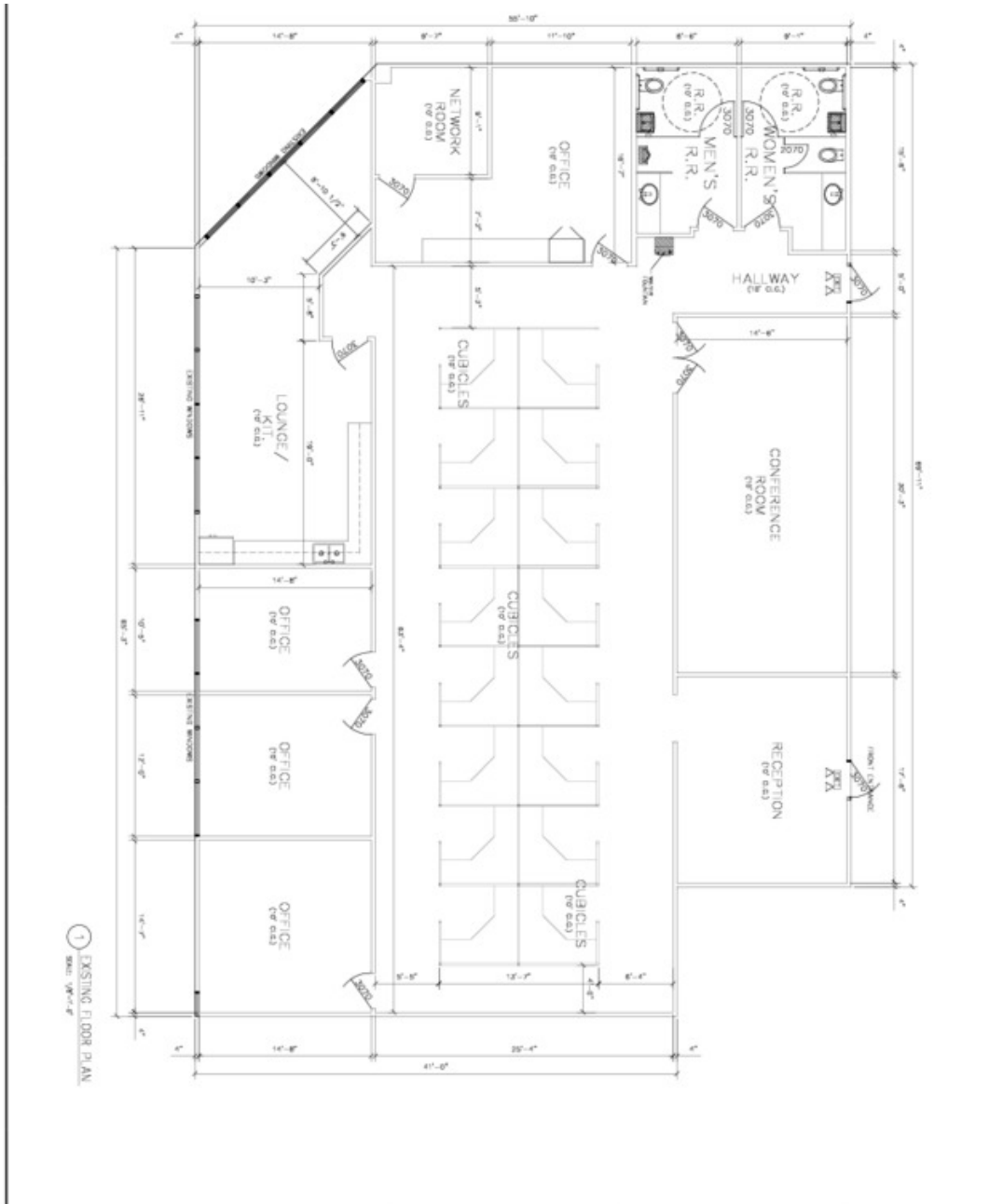
**2540 W TRENTON
EDINBURG, TX
78539**

SUITE 2540
3,599 SQ. FT.
3,599 SQ. FT.
0 SQ. FT.
TOTAL AREA
3,599 SQ. FT.

**INNOVATIVE
REALESTATE &
BUSINESS SERVICES**
-CONSULTING
-LEASING
-ACQUISITION
-SALES
-FINANCIAL
-LEGAL
-MARKETING
-OPERATIONS
-TRAINING
-TECHNOLOGY
-TRENDS
-ANALYSIS
-RESEARCH
-DEVELOPMENT
-INVESTMENT
-MANAGEMENT
-STRATEGY
-IMPLEMENTATION
-EVALUATION
-REPORTING
-COMPLIANCE
-REGULATORY
-GOVERNANCE
-RISK
-MITIGATION
-RECOVERY
-RESILIENCE
-ADAPTATION
-TRANSFORMATION
-INTEGRATION
-SYNERGY
-COOPERATION
-COLLABORATION
-PARTNERSHIP
-ALLIANCE
-CONSORTIUM
-NETWORK
-ECOSYSTEM
-PLATFORM
-DIGITAL
-SMART
-AI
-ML
-DL
-NL
-FL
-RL
-SL
-IL
-PL
-CL
-AL
-EL
-GL
-HL
-IL
-OL
-PL
-QL
-RL
-SL
-TL
-UL
-VL
-WL
-XL
-YL
-ZL



SUITE 2544



2544 W TRENTON
EDINBURG, TX
78539

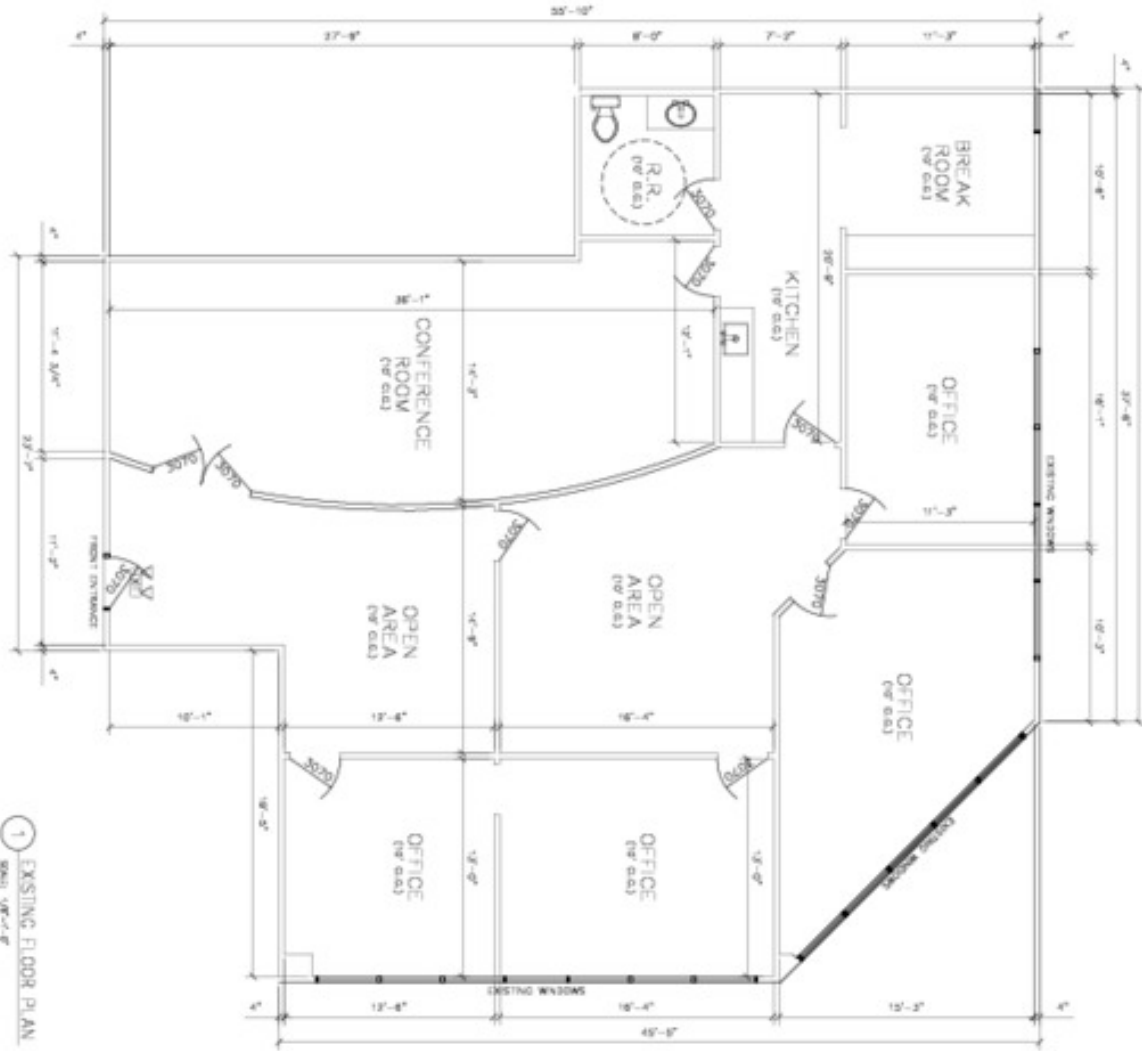
SUITE 2540
4,235 SQ. FT.
MISC.
0 SQ. FT.
PORCH
0 SQ. FT.
TOTAL AREA
4,235 SQ. FT.

INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RESEARCH
CELL, MATERIAL



FOR LEASE TRENTON SQUARE

SUITE 2546



1 EXISTING FLOOR PLAN

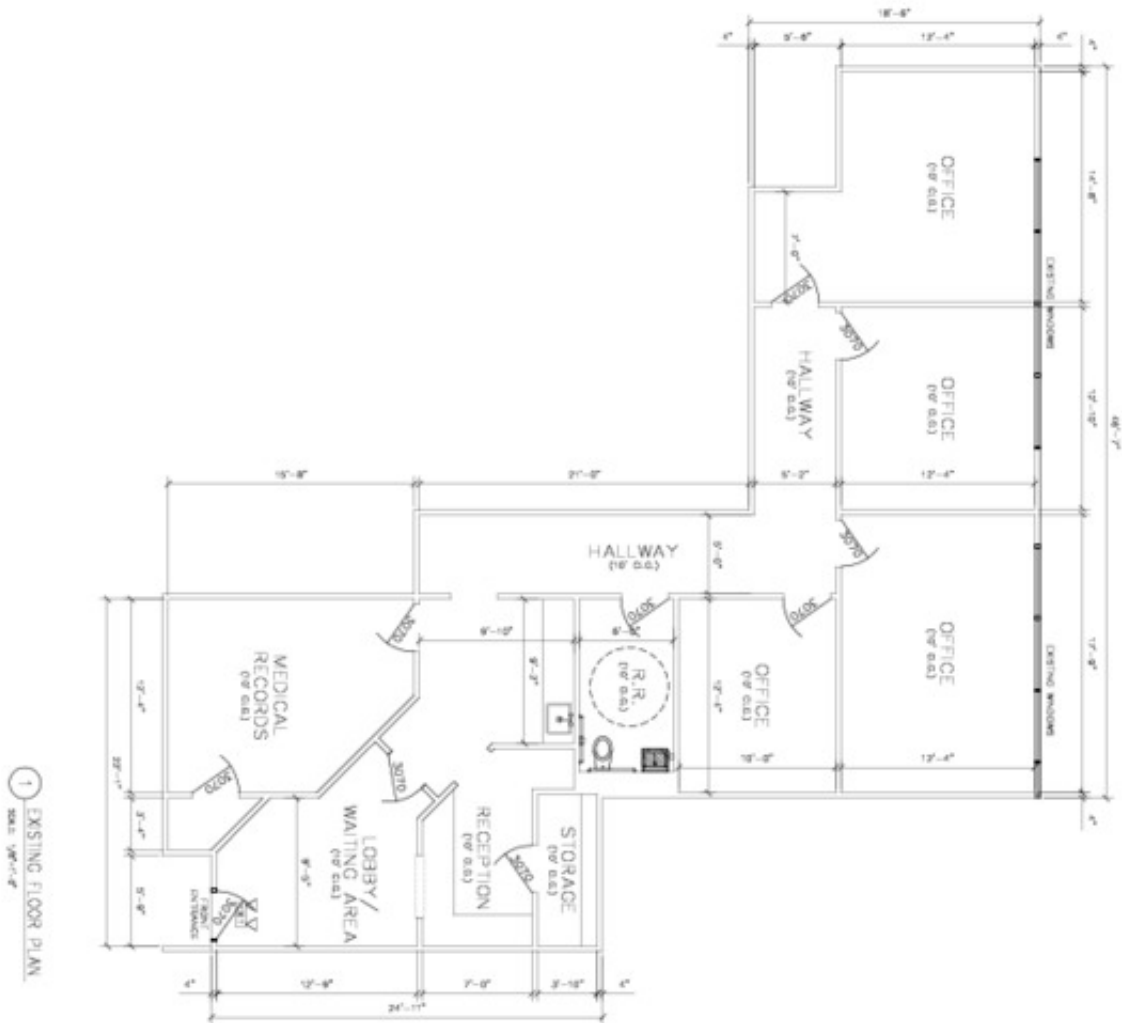
**2546 W TRENTON
EDINBURG, TX
78539**

SUITE 2546
2,572 SQ. FT.
MISC. 0 SQ. FT.
PORCH 0 SQ. FT.
TOTAL AREA 2,572 SQ. FT.

INNOVATIVE
REALTY &
DESIGN SERVICES
- CONSULTING
CELL: 937.774.1177



SUITE 2548



**2548 W TRENTON
EDINBURG, TX
78539**

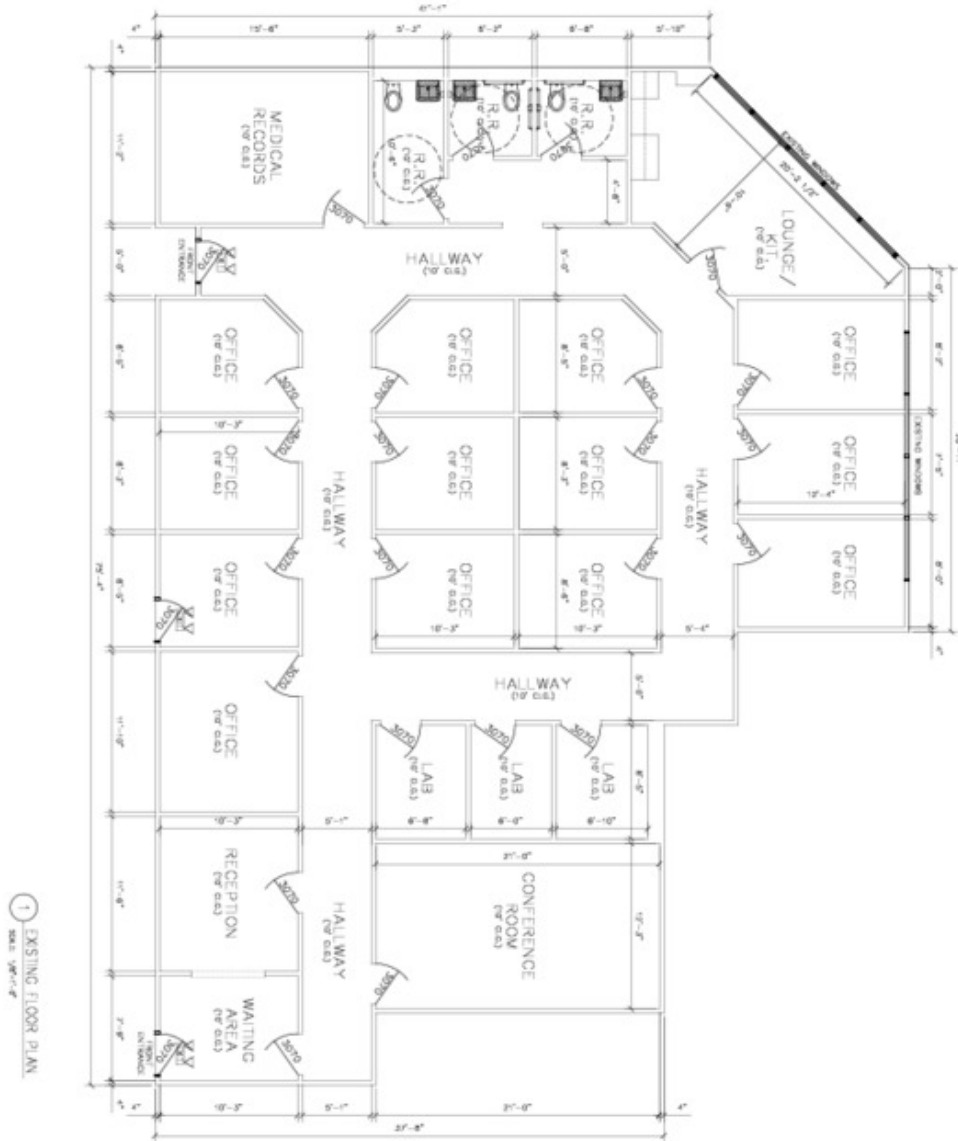
SUITE 2948
1,673 SQ. FT.
MISC.
0 SQ. FT.
PORCH
0 SQ. FT.
TOTAL AREA
1,673 SQ. FT.

INNOVATIVE
BRAVING &
DESIGN SERVICES
- CONSULTING
- RESEARCH
CELL MATRYX



FOR LEASE TRENTON SQUARE

SUITE 2552



2552 W TRENTON
EDINBURG, TX
78539

SUITE 2552
3,597 SQ. FT.
MISC.
0 SQ. FT.
PORCH
0 SQ. FT.
TOTAL AREA
3,597 SQ. FT.

CONSULTING
ARCHITECT
CELL M/T/77



FOR LEASE TRENTON SQUARE

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	72,368	207,962	494,787
Median age	31.3	29.7	29.5
Median age (Male)	29.7	28.0	27.9
Median age (Female)	33.0	31.6	31.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	24,083	63,776	144,088
# of persons per HH	3.0	3.3	3.4
Average HH income	\$70,962	\$56,225	\$51,183
Average house value	\$141,159	\$113,117	\$111,608

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	79.0%	85.6%	88.4%
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RACE (%)

White	80.3%	80.4%	80.3%
Black	0.9%	0.8%	0.5%
Asian	3.8%	2.2%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.3%
Other	13.0%	14.8%	16.4%

* Demographic data derived from 2020 ACS - US Census