

OFFICE BUILDING FOR LEASE

# 211 E MONROE



**211**  
E MONROE  
HARLINGEN , TX

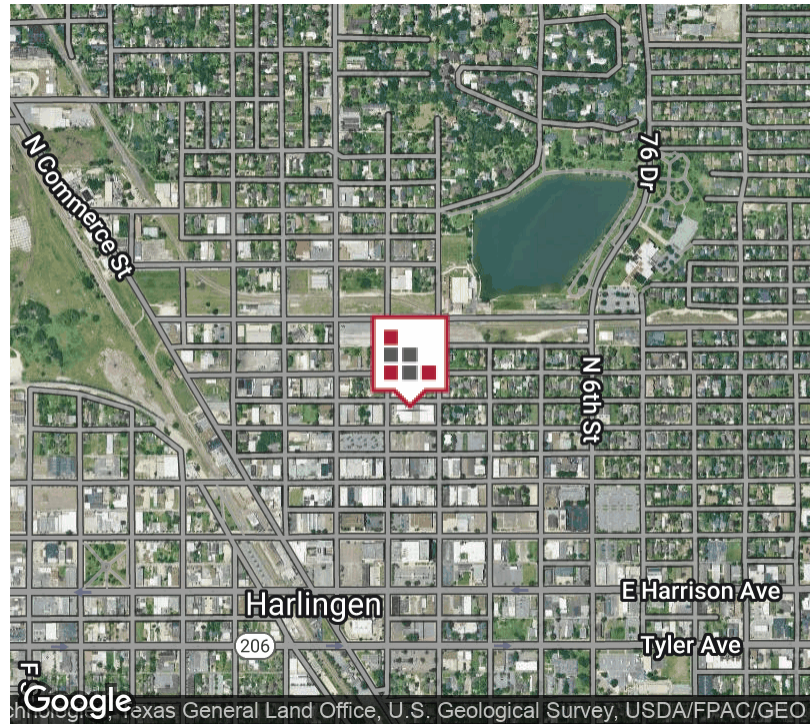


Indicative of the Revitalization of the Harlingen Downtown Area, this +/- 2,724 square foot office is available with Reception area, five (5) potential offices, two (2) restroom and two (2) large work area for cubicles or shared work space. This Newly Renovated Office has a State-of-the-Art interior finish out! Unit offers ceramic tile flooring, new paint, designer ceiling tiles in reception and office areas and



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr \$3.25 NNN
Monthly Rent:	<b>\$3,461.85</b>
Building Size:	2,724 SF
Available SF:	2,724 SF
Lot Size:	7,000 SF
Number of Units:	1
Zoning:	Commercial

### PROPERTY OVERVIEW

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### PROPERTY HIGHLIGHTS

- Redeveloped Office Space
- State-of-the-Art Interior Improvements
- Move-In Ready



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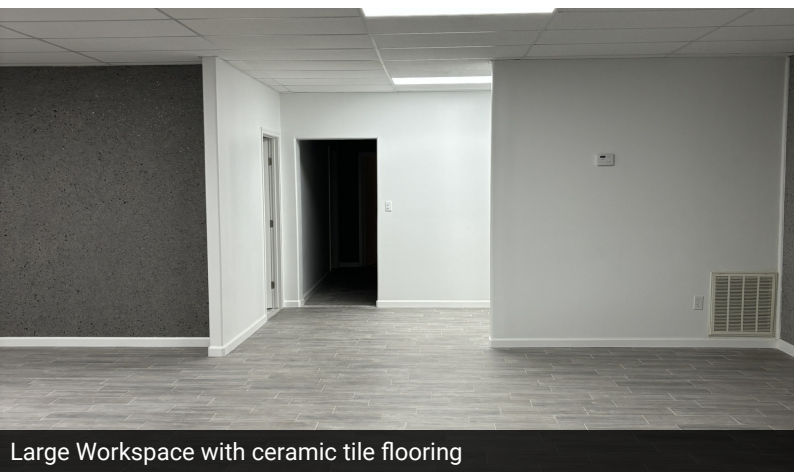
**ADDITIONAL PHOTOS**



Exterior Photo



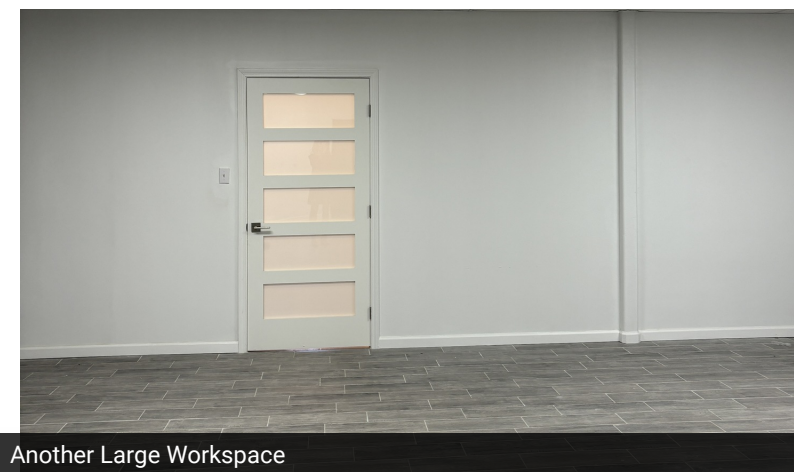
Large Workspace



Large Workspace with ceramic tile flooring



Employee Entertainment Area



Another Large Workspace



Beautiful Large Restrooms!

## FLOOR PLAN

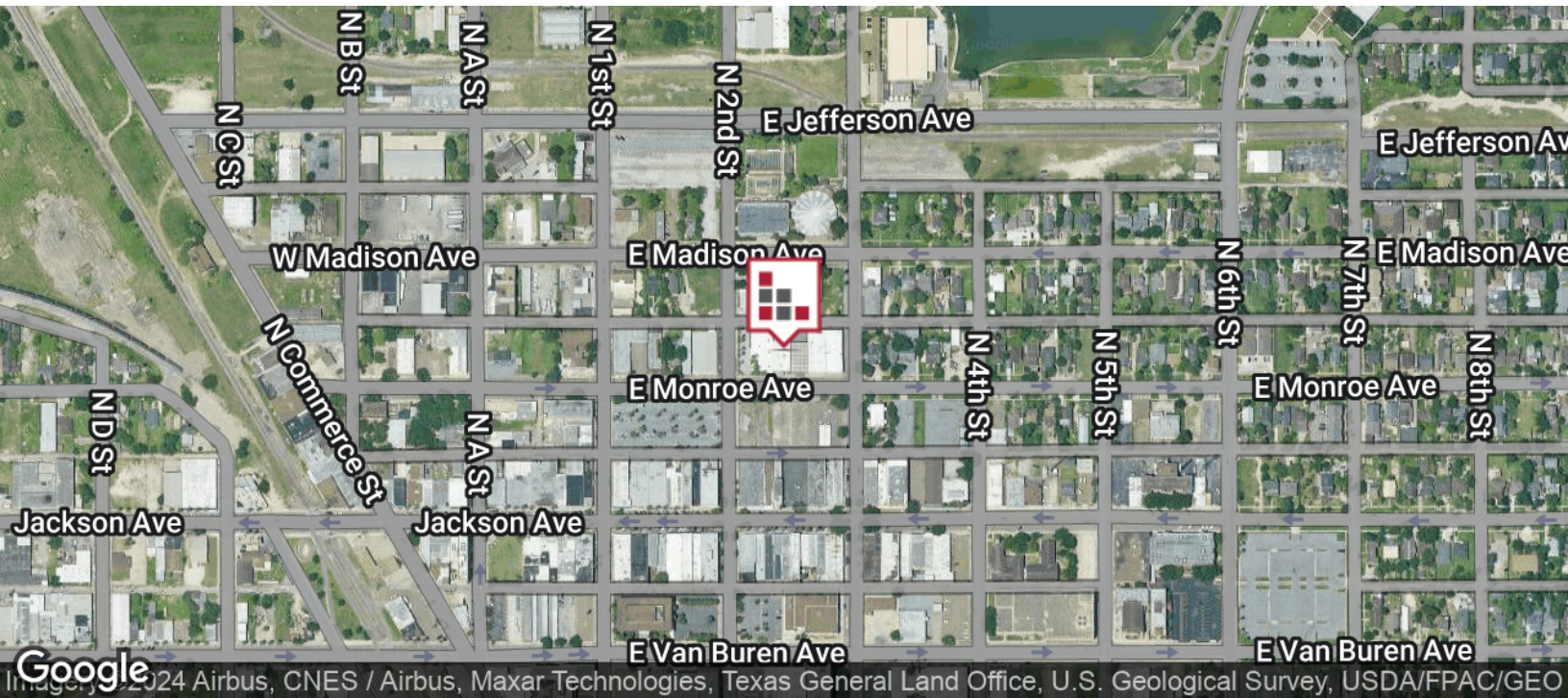
Floor plan of a 97.5 sq ft apartment unit. The layout includes a large living area (32'-1 1/2" wide) with a fireplace, a kitchen area (13'-9" wide) with a sink and stove, and a bathroom (10'-8" wide) with a toilet and shower. The unit also features a bedroom (14'-11 1/2" wide) and a closet (9'-11" wide). The overall dimensions are 26'-4" wide by 22'-5" deep. The unit is located on the 5th floor of a 6-story building.

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.



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LOCATION MAP



**CINDY HOPKINS REAL ESTATE**

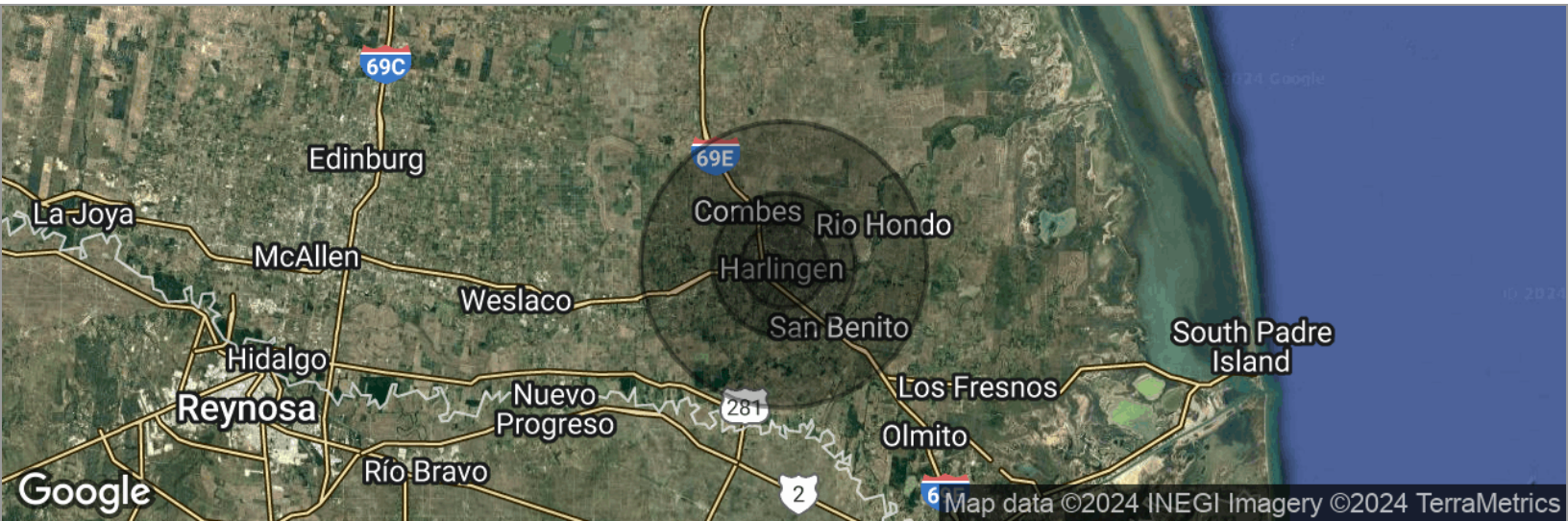
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956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	60,318	88,016	152,257
Median age	30.7	32.9	33.4
Median age (Male)	30.2	32.3	32.9
Median age (Female)	33.0	35.0	35.4

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	22,995	33,679	56,387
# of persons per HH	2.6	2.6	2.7
Average HH income	\$46,799	\$49,805	\$48,428
Average house value	\$93,257	\$98,582	\$93,561

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	84.3%	83.4%	86.4%
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### RACE (%)

White	85.1%	84.6%	84.5%
Black	1.6%	1.3%	0.8%
Asian	1.0%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.2%
Other	5.7%	5.4%	5.0%

\* Demographic data derived from 2020 ACS - US Census