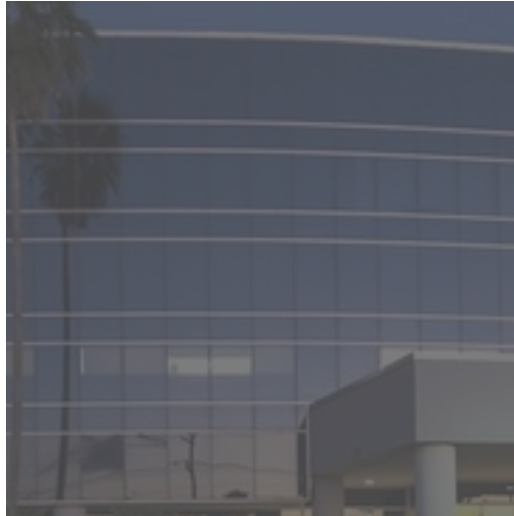


OFFICE BUILDING FOR LEASE

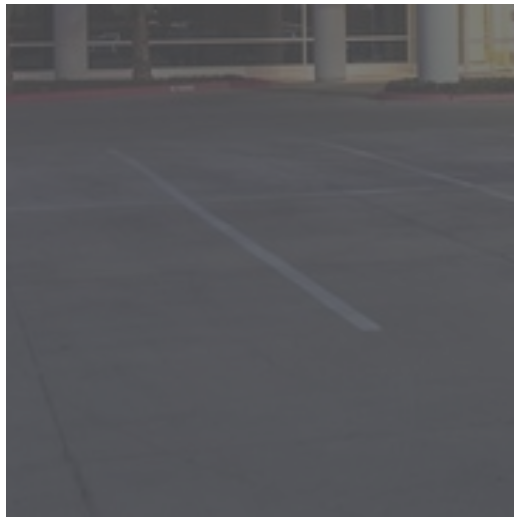
TEXAS COASTAL PROFESSIONAL BLDG



5700

N EXPRESSWAY 77/83

BROWNSVILLE, TX



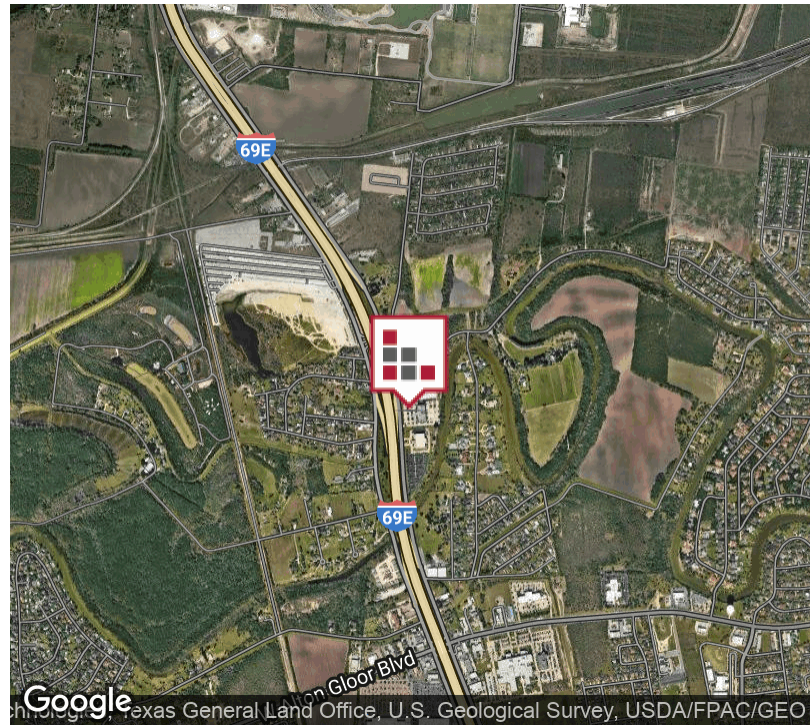
Recently renovated Class A Professional Office Building located on Expressway 77/83 near restaurants and retail. Landlord will build-to-suit for tenant's professional office space, which includes all expenses for electricity, water, janitorial. Texas Coastal Professional Building is professionally managed with on-site maintenance. Landlord will consider 3 year term on Second Generation Space. CAD Files and Floor Plans available for all Availabilities.



Commercial Real Estate in the Rio Grande Valley

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Building Size:	66,877 SF
Available SF:	1,532 - 3,667 SF
Lot Size:	5 Acres
Year Built:	2006
Renovated:	2017
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Recently renovated Class A Professional Office Building located on Expressway 77/83 near restaurants and retail. Landlord will build-to-suit for tenant's professional office space, which includes all expenses for electricity, water, janitorial. Texas Coastal Professional Building is professionally managed with on-site maintenance. Several Second Generation Medical Offices ready for your Medical Practice.

PROPERTY HIGHLIGHTS

- Recent Renovation
- Expressway Visibility
- Class A Office Building
- Proximity to area retailers
- Full Service Office Building

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

AVAILABLE SPACES

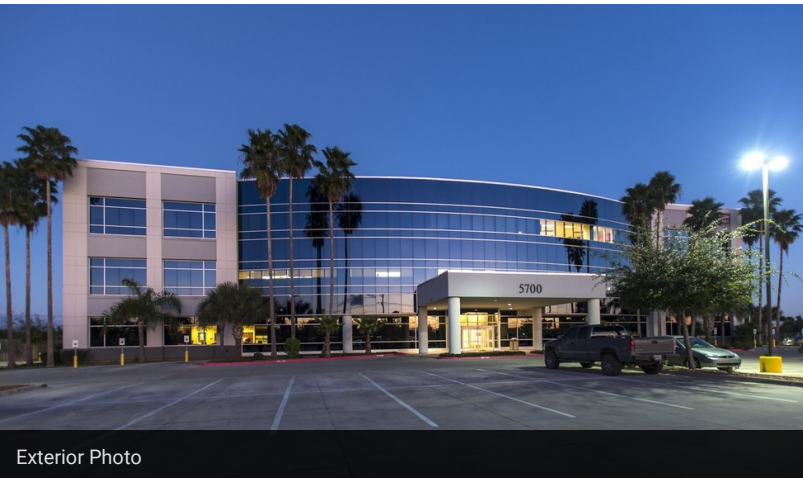


LEASE TYPE FULL SERVICE | TOTAL SPACE 1,532 - 3,667 SF | LEASE TERM 36 TO 60 MONTHS | LEASE RATE \$28.00 SF/YR

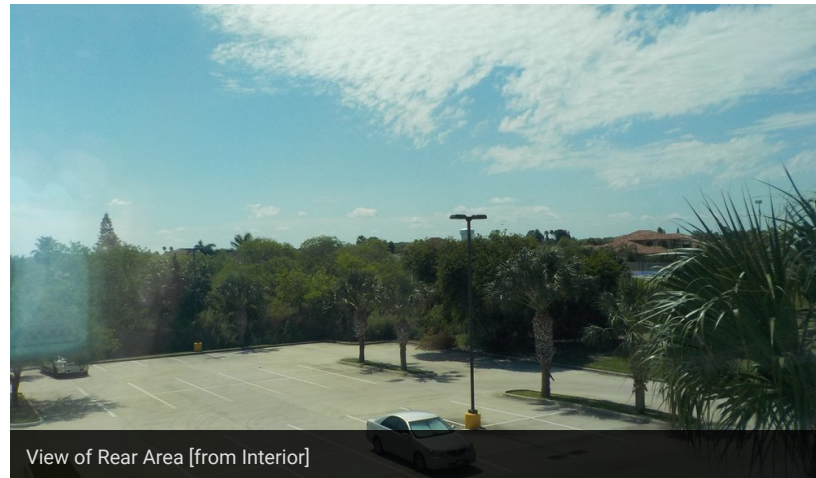
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	2,403 SF	Full Service	\$28.00 SF/yr	Shell Space
Suite 203	Available	2,703 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 301	Available	3,667 SF	Full Service	\$28.00 SF/yr	Second Gen Medical
Suite 302	Available	2,440 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 303	Available	3,586 SF	Full Service	\$28.00 SF/yr	Second Gen Medical
Suite 304	Available	3,027 SF	Full Service	\$28.00 SF/yr	Shell Space
Suite 306	Available	1,532 SF	Full Service	\$28.00 SF/yr	Shell space
Suite 307	Available	2,956 SF	Full Service	\$28.00 SF/yr	Sec Gen Medical
Suite 308	Available	1,774 SF	Full Service	\$28.00 SF/yr	Former Physical Therapy Clinic.

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

ADDITIONAL PHOTOS



Exterior Photo



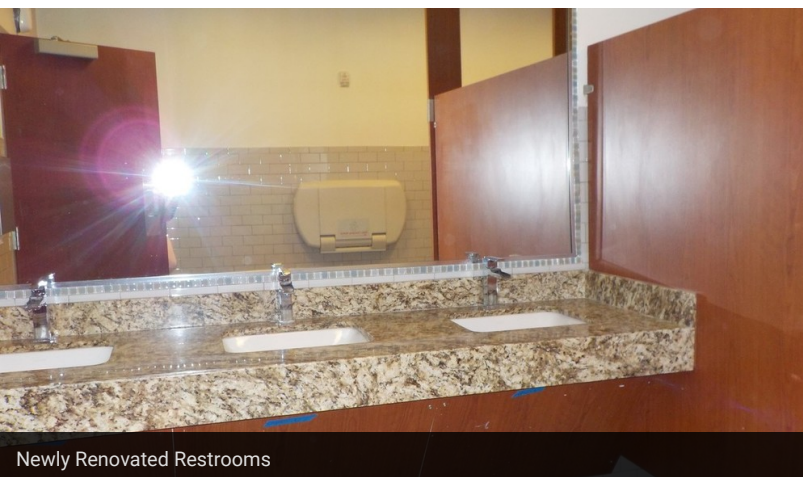
View of Rear Area [from Interior]



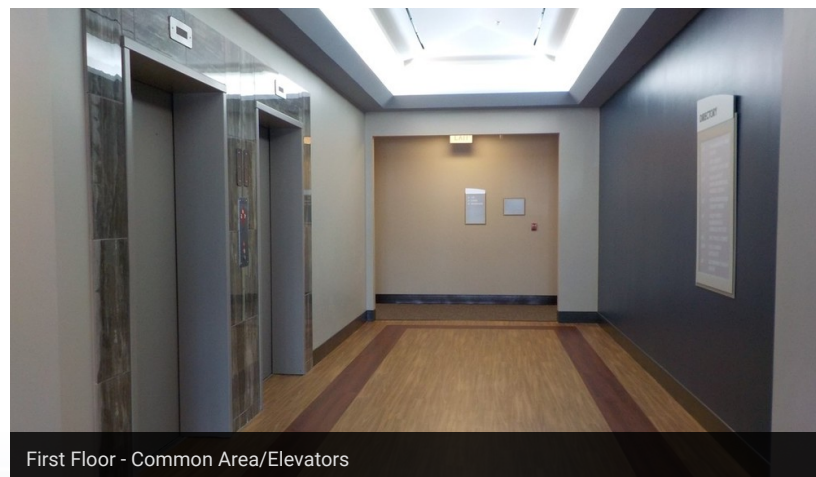
Texas Coastal Monument Signage



Exterior Building Photo



Newly Renovated Restrooms

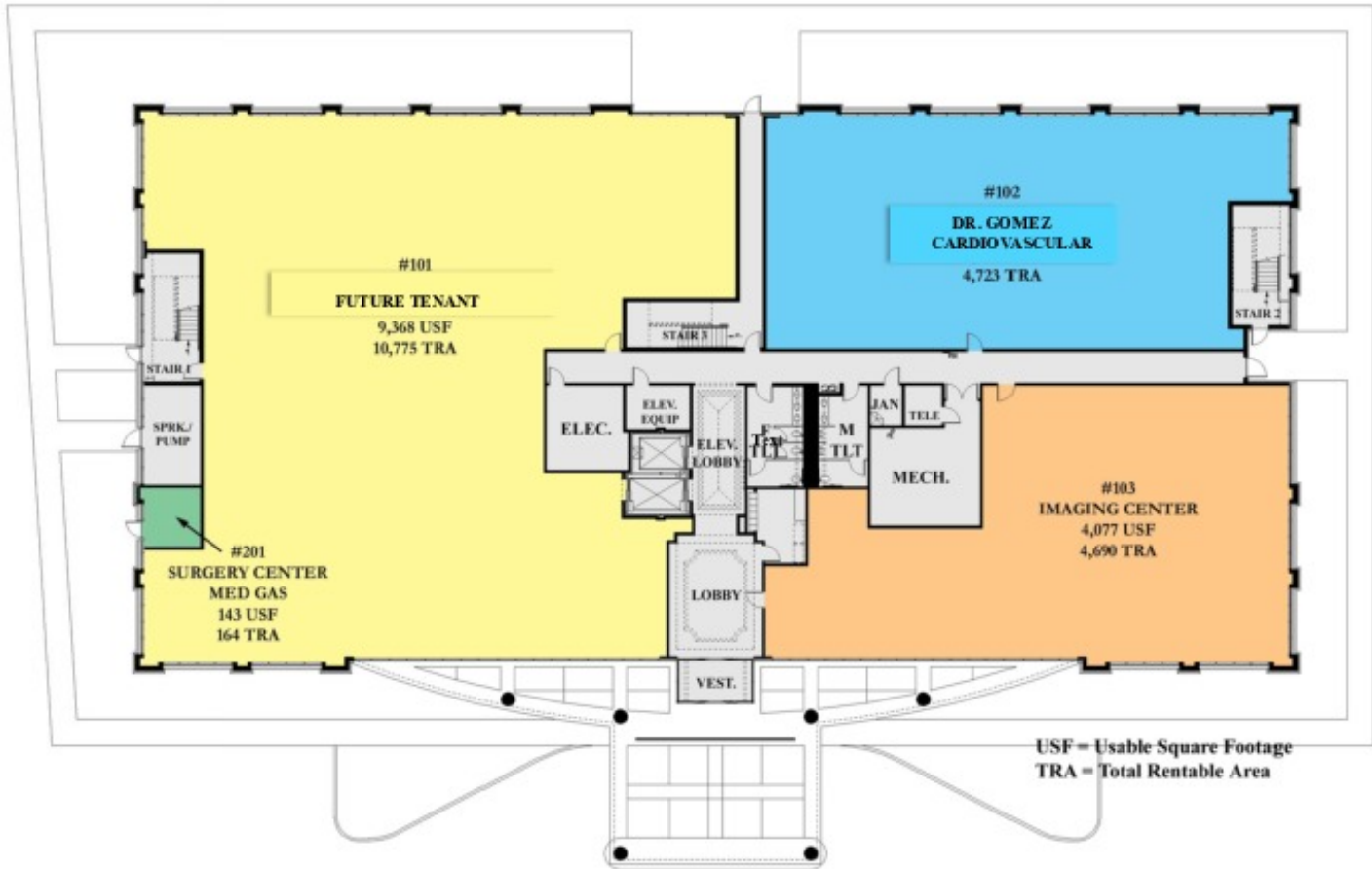


First Floor - Common Area/Elevators

FOR LEASE

TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - 1ST FLOOR



Brownsville IMP

Brownsville, Texas

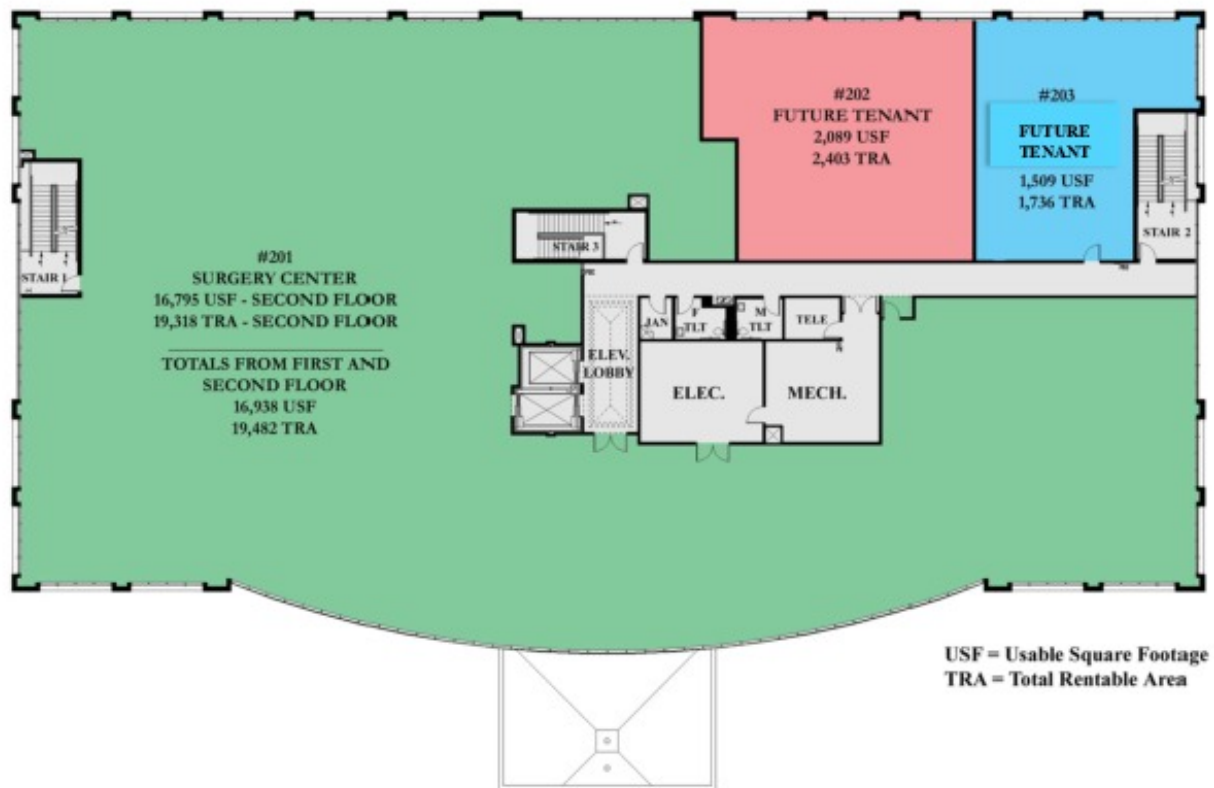
First Floor

2/28/07

FOR LEASE

TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - FLOOR 2



Brownsville IMP

Brownsville, Texas

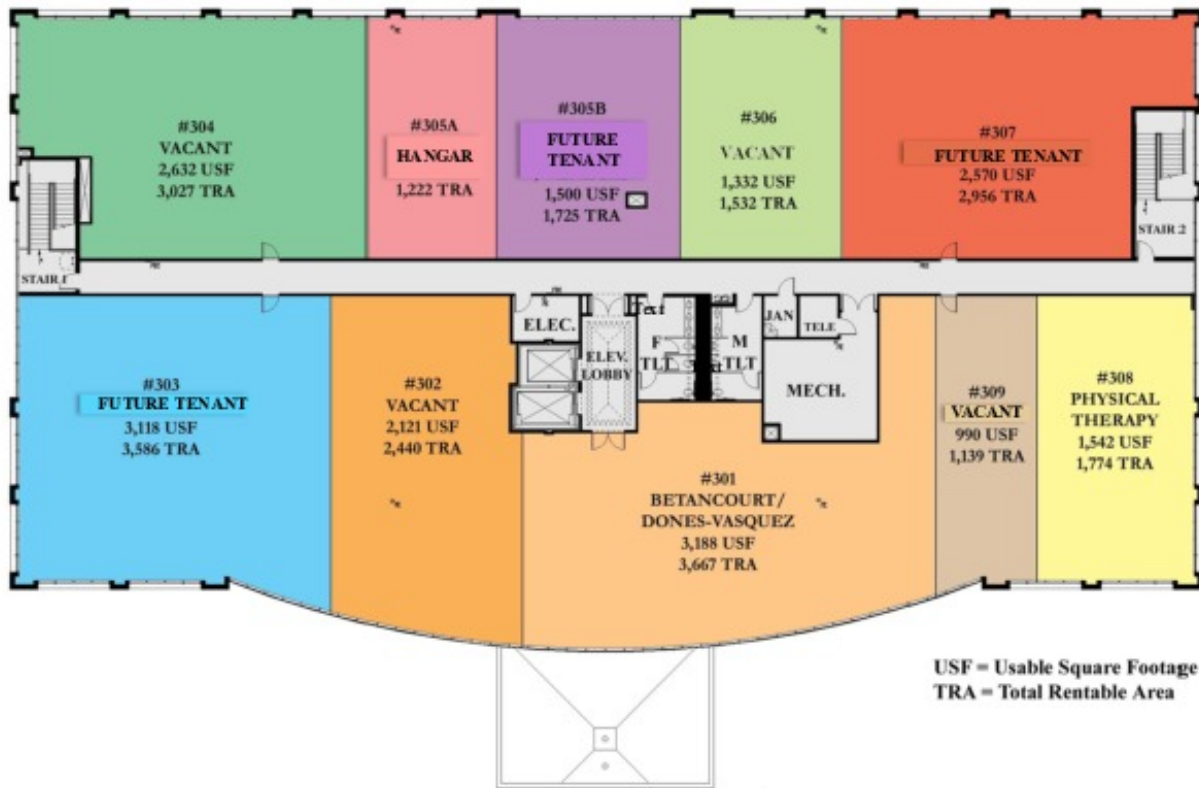
Second Floor

2/28/07

FOR LEASE

TEXAS COASTAL PROFESSIONAL BUILDING

STACKING PLAN - FLOOR 3



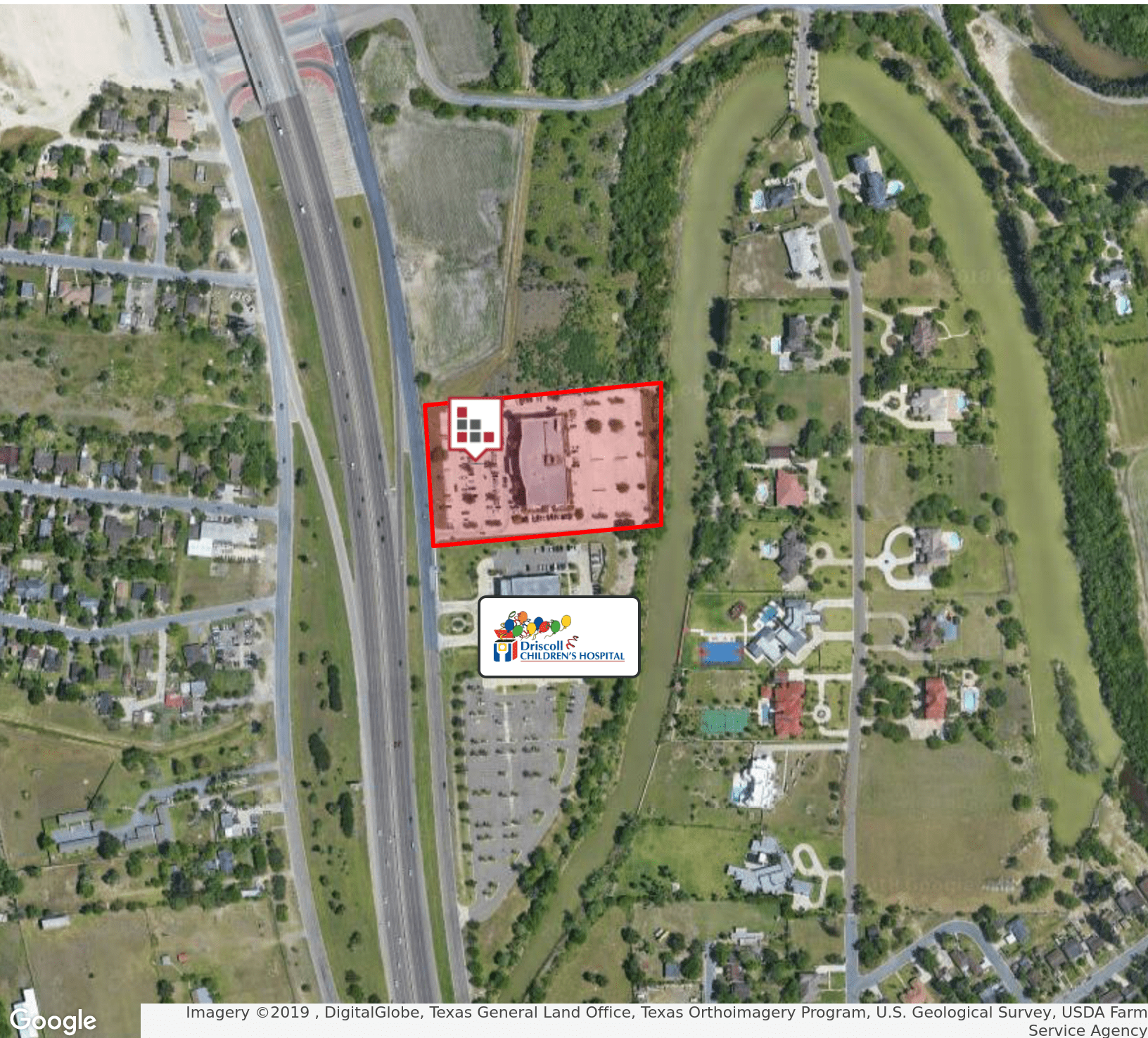
Brownsville IMP
Brownsville, Texas

Third Floor

2/28/07

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

AERIAL MAP

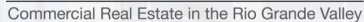


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RETAILER MAP



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USDA Farm Service Agency

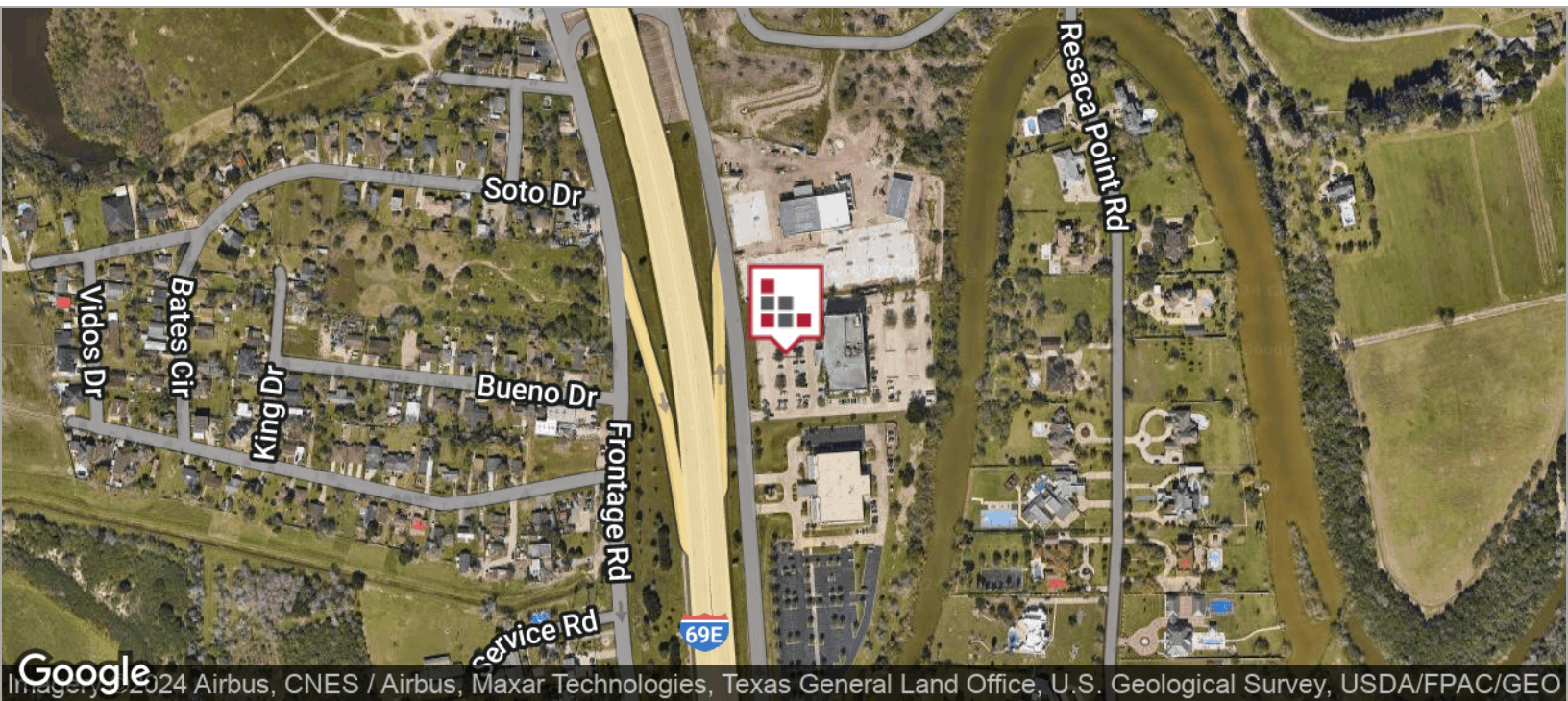


CINDY HOPKINS REAL ESTATE

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

FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

LOCATION MAPS



FOR LEASE TEXAS COASTAL PROFESSIONAL BUILDING

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	26,353	82,004	231,265
Median age	28.1	28.0	28.7
Median age (Male)	26.2	25.9	26.3
Median age (Female)	29.8	29.9	30.8

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	6,895	22,246	62,788
# of persons per HH	3.8	3.7	3.7
Average HH income	\$54,414	\$51,875	\$43,183
Average house value	\$125,218	\$113,964	\$101,237

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	90.4%	90.0%	92.2%
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RACE (%)

White	90.8%	90.7%	90.2%
Black	0.2%	0.4%	0.3%
Asian	1.1%	1.2%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.2%
Other	6.7%	6.4%	7.6%

* Demographic data derived from 2020 ACS - US Census