

OFFICE BUILDING FOR LEASE

HARLINGEN OFFICE SPACE



2404
S EXPRESSWAY 83
HARLINGEN, TX

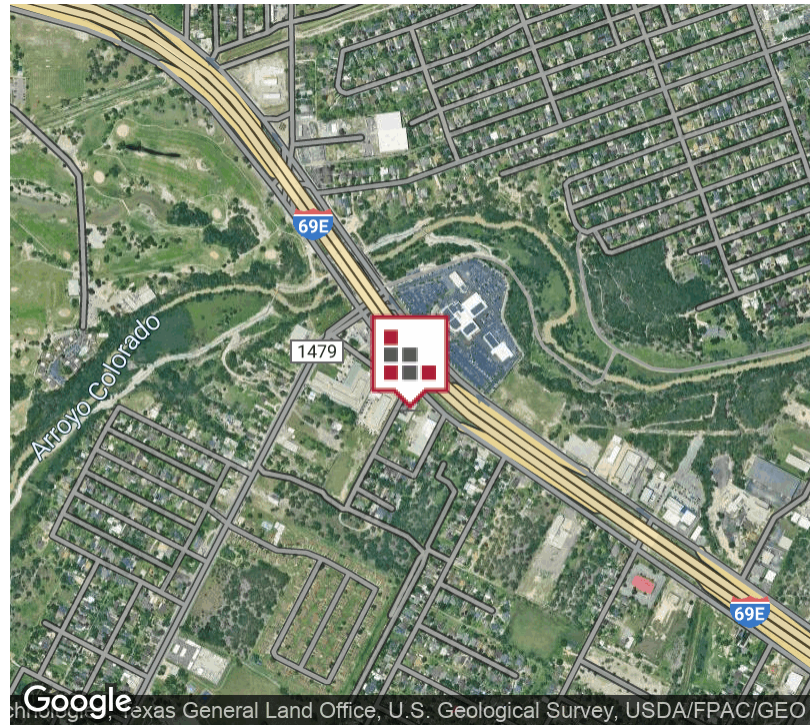


Located near Restaurants and Retail, this Freestanding Office Building was built in 2006 and is well kept and is situated on the Frontage Road and features Expressway signage. It is subdivided into five different office suites, all of which feature tile flooring, reception areas with granite tabletops. There is only one unit left with ±999 SF of well kept office space, formerly used as a testing center.



FOR LEASE HARLINGEN OFFICE SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN [\$4.00])
Monthly Rent:	\$1,618.17
Building Size:	6,254 SF
Available SF:	1,022 SF
Lot Size:	0.35 Acres
Year Built:	2006
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Located near Restaurants and Retail, this Freestanding Office Building was built in 2006 and is well kept and is situated on the Frontage Road and features Expressway signage. It is subdivided into five different office suites, all of which feature tile flooring, reception areas with granite tabletops. There is only one unit left with ±999 SF of well kept office space, formerly used as a testing center. Great Signage Opportunity Available.

PROPERTY HIGHLIGHTS

- Expressway Frontage
- Good Condition
- Highway Visibility

FOR LEASE
HARLINGEN OFFICE SPACE

ADDITIONAL PHOTOS



Exterior Photo



Exterior Photo



Exterior Photo



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CINDY HOPKINS REAL ESTATE

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

FOR LEASE
HARLINGEN OFFICE SPACE

ADDITIONAL PHOTOS



Reception Area - Suite D



Reception Area - Suite D



Hallway to four (4) Offices



One of Four (4) Private Offices

FOR LEASE HARLINGEN OFFICE SPACE

AVAILABLE SPACES

LEASE TYPE | NNN [\$4.00]

TOTAL SPACE | 1,022 SF

LEASE TERM | 12 to 60 months

LEASE RATE | \$15.00 SF/yr

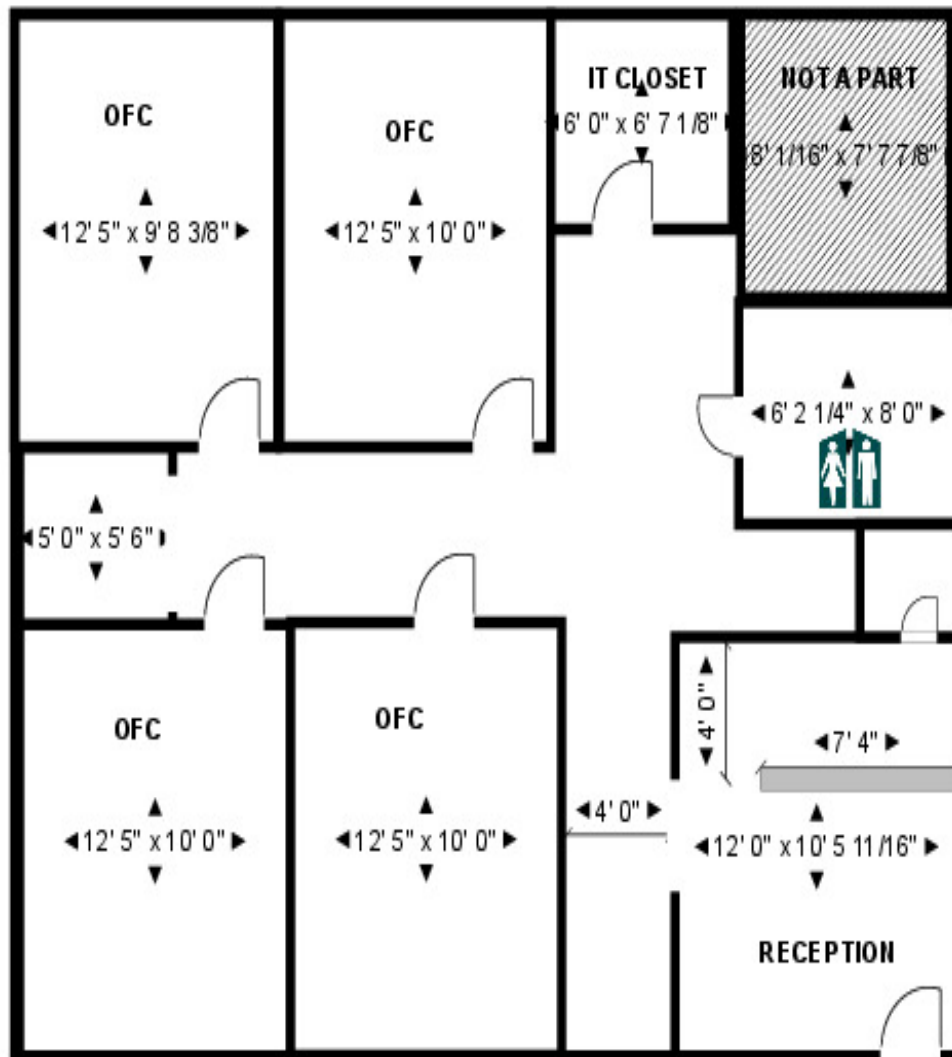


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,022 SF	NNN [\$4.00]	\$15.00 SF/yr	-

FOR LEASE
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FLOOR PLAN - SUITE D - 1,022 SF

2404 F STREET
SUITE D
HARLINGEN, TX
+/- 1,022 sf



FOR LEASE HARLINGEN OFFICE SPACE

LOCATION MAPS



FOR LEASE HARLINGEN OFFICE SPACE

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	48,985	94,616	158,239
Median age	31.7	32.8	33.2
Median age (Male)	31.3	32.2	32.8
Median age (Female)	34.1	35.2	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	19,574	35,896	57,953
# of persons per HH	2.5	2.6	2.7
Average HH income	\$44,172	\$49,451	\$48,626
Average house value	\$85,777	\$96,849	\$93,172

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	84.5%	84.5%	86.8%
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RACE (%)

White	85.8%	84.8%	84.4%
Black	1.4%	1.2%	0.8%
Asian	0.8%	0.9%	0.8%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.3%	0.2%
Other	4.5%	5.0%	5.0%

* Demographic data derived from 2020 ACS - US Census