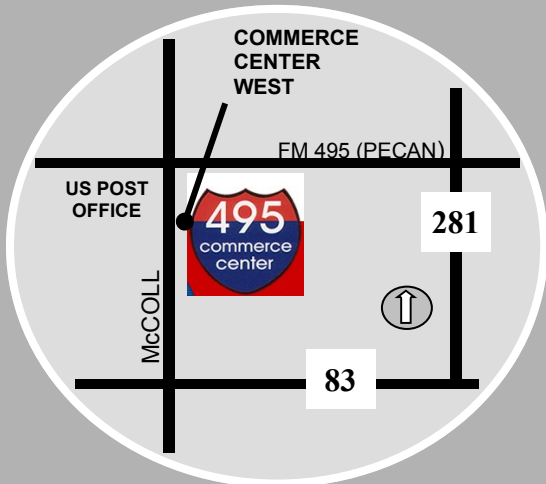


Only 1 Suite Available!



Building Size: 37,500 SF
Year Built: 2004

FOR LEASE
COMMERCE CENTER WEST
1400 N McColl McAllen, TX
\$1.00 psf/mthly + NNN



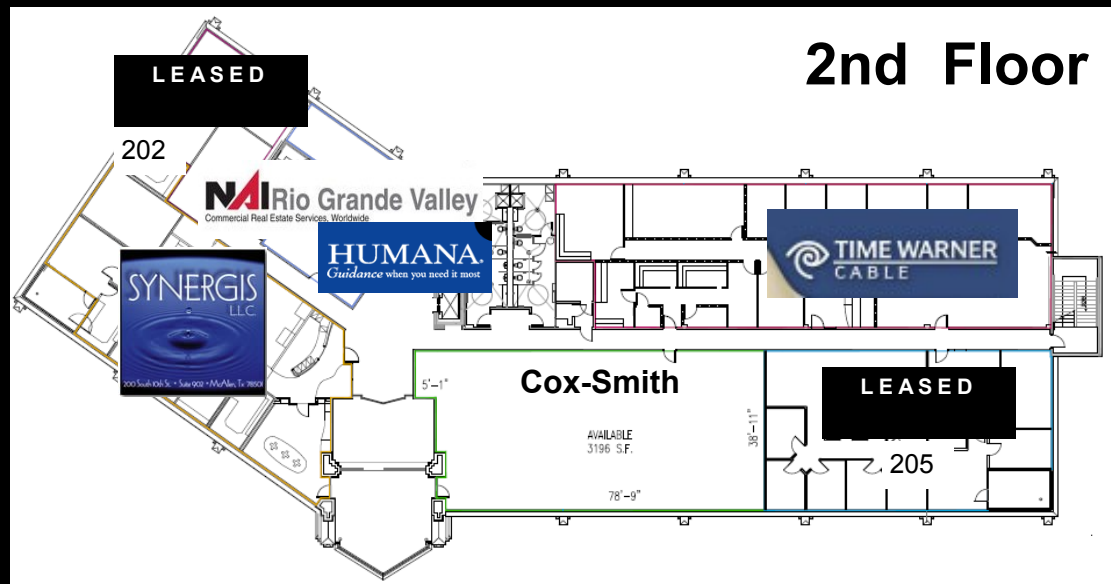
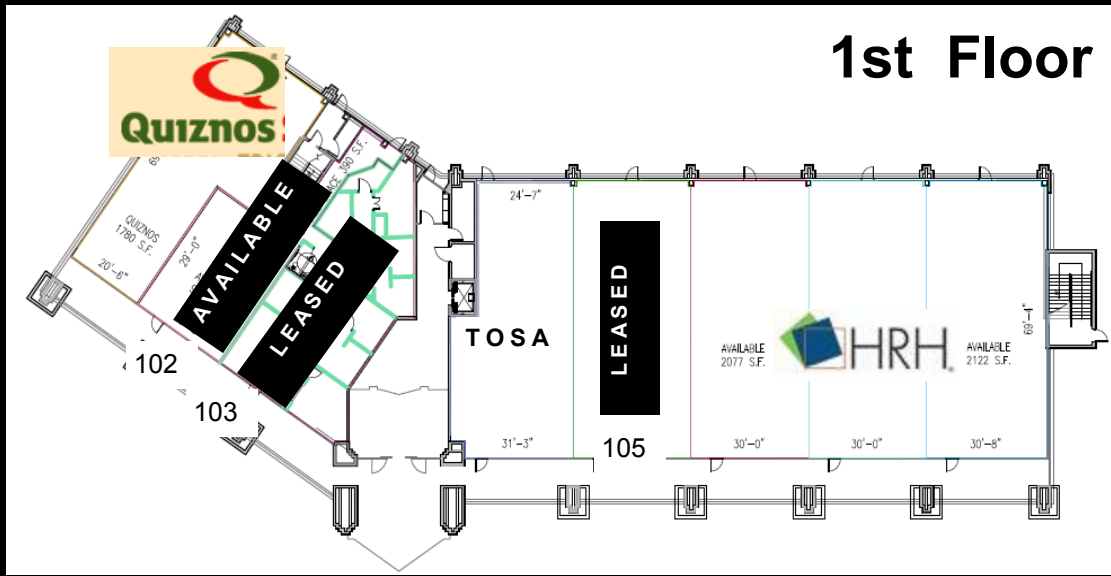
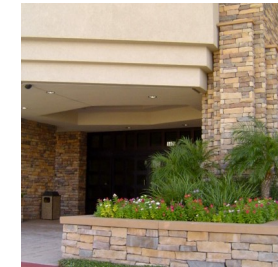
- Located on the SEC of FM 495 (Pecan Blvd.) and McColl in a Class "A" Office Park, 495 Commerce Center
- **Video Tour at www.495CommerceCenter.com**
- **Lease Rate—\$1.00 psf/monthly**
- **NNN \$.91 psf/monthly**
(Subject to Annually Adjustment)
Includes: taxes, insurances, CAM, water, security, energy efficient air system & tinted glass, electric (upstairs)
- Last Suite Available, Suite 102, already has ADA bathrooms finished -out
- **\$20 Finish-Out Allowance:**
(3-5 Yr Lease, Shell Space, Subject to Financial Review)
- **\$30 Finish-Out Allowance:**
(10 Yr Lease, Shell Space, Subject to Financial Review)
- Close proximity to Main Post Office, FedEx, UPS and other carriers
- High Tech HVAC & Energy efficient tinted glass to minimize operating costs & provide for a healthy environment
- High-Speed Internet access in the building with multiple providers
- Already home to Quizno's, Time Warner, Cox-Smith, Humana, TOSA,, Green Mountain Energy, Realty Executives, Synergis LLC & NAI Rio Grande Valley

Loopnet
www.loopnet.com
Property ID:
13947133
14191403

NAI Rio Grande Valley
Commercial Real Estate Services, Worldwide

Charles D. Mueller
Realtor

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office 956.994.8900 ext. 16
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Suite/Floor	Size	Base Lease Rate	NNN	Date Available	Space Type
102/1st	1,100 SF	\$1.00/SF/Mth	\$.91/SF/Mth	Immediate	Shell w/ ADA Bathrooms Finished-Out
103/1st	1,903 SF	LEASED			
105/1st	1,078 SF	LEASED			
202/2nd	1,067 SF	LEASED			