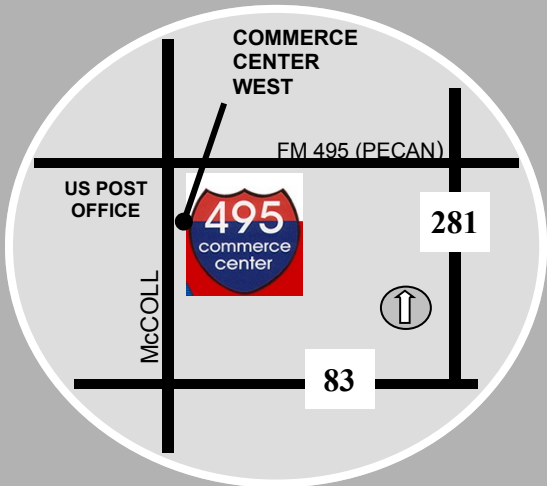


Only 3 Suites Available!



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—Starting at \$1.00 psf/monthly**
- **NNN \$.89 psf/monthly**
(Subject to Annually Adjustment)
Includes: taxes, insurances, CAM, water, security, energy efficient air system & tinted glass, electric (upstairs)
- \$20 Finish-Out Allowance: (5 Yr Lease, Shell Space)
- \$30 Finish-Out Allowance: (10 Yr Lease, Shell Space)
- 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:

Time Warner, Cox-Smith, TOSA, Green Mountain Energy, McAllen Real Estate Company, Willis, Synergis LLC & NAI Rio Grande Valley

NAI Rio Grande Valley
Commercial Real Estate Services, Worldwide

Charles D. Mueller
Realtor

direct 970.209.3452

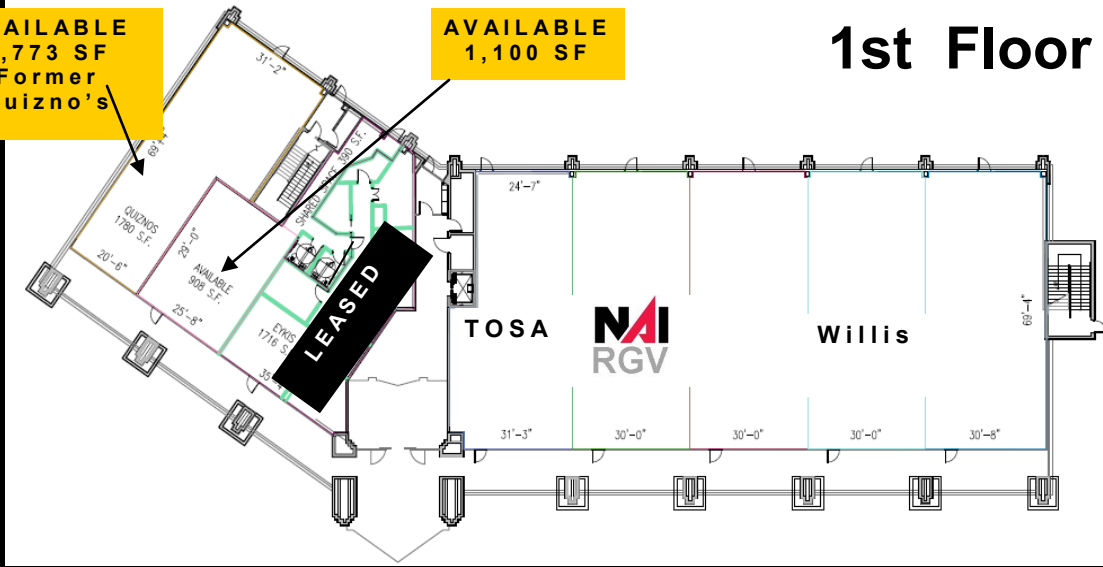
office 956.994.8900 ext. 10

email charlesm@nairgv.com

AVAILABLE
1,773 SF
Former
Quizno's

AVAILABLE
1,100 SF

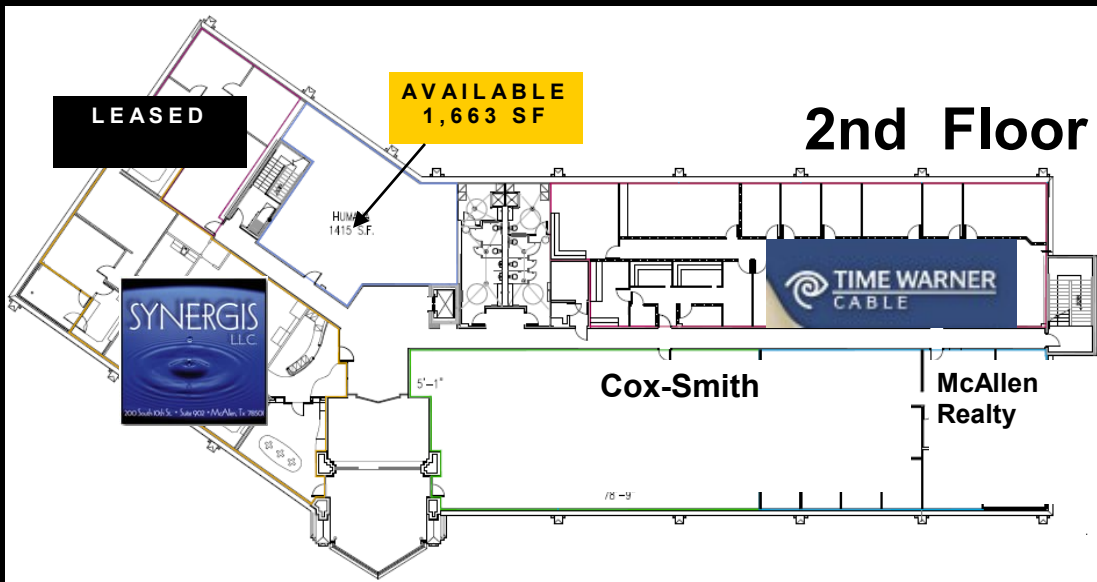
1st Floor



LEASED

AVAILABLE
1,663 SF

2nd Floor



Suite/Floor	Size	Base Lease Rate	NNN	Date Available	Space Type
101 (Former Quizno's Space)	1,773 SF	\$1.00 SF/Mth	\$.89 SF/Mth	Immediate	Former Quizno's Space
102/1st	1,100 SF	\$1.00 SF/Mth	\$.89 SF/Mth	Immediate	Shell w/ ADA Bathrooms Finished-Out
105/1st	1,078 SF	LEASED			
202/2nd	1,067 SF	LEASED			
203/2nd	1,663 SF	\$1.65 SF/Mth	\$.89 SF/Mth	Call for Information	Finished-Out Office Space



This property is subject to price change or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the tenant's own investigation and not on any representations made by NAI Rio Grande Valley or by any leasing broker.