



Building
Size SF: 37,500

Leasable SF: 31,349

Year Built: 2004

For Sale
COMMERCE CENTER WEST
1400 N McColl McAllen, TX 78501



- Price: \$5,000,000.00
- Located on the SEC of FM 495 (Pecan Blvd.) and McColl in a Class "A" Office Park, 495 Commerce Center

• **Video Tour at**
www.nairgv.com also view

www.495CommerceCenter.com

- Occupancy: 91%
- 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

Loopnet
Property ID:
16805000



NAI Rio Grande Valley
Commercial Real Estate Services, Worldwide

Charles D. Mueller
Realtor

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office 956.994.8900 ext. 10

email charlesm@nairgv.com

- Already home to Quizno's, Time Warner Media Sales, Cox | Smith, Humana, TOSA, Green Mountain Energy, McAllen Real Estate Company, Synergis LLC & NAI Rio Grande Valley



Commerce Center West Location Map



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REALTOR

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