

3118 & 3120 CENTER POINTE DR.
EDINBURG, TX 78539

OFFICE BUILDING FOR LEASE
3,187 - 3,203 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

3118 & 3120 CENTER POINTE DR. | EDINBURG, TX 78539



PROPERTY DESCRIPTION

Suite 3118 is available at \$1.65psf + NNN \$0.38. End cap space available. This suite comprises 9 offices, a reception area, a waiting area, and a lounge room. The location of this office space near DHR hospitals and McColl Road is highly convenient, making it an ideal choice for medical or professional businesses. This property offers ample space and amenities that cater to various business types' requirements. Furthermore, its prime location makes it an attractive option for businesses looking for a strategic location.

PROPERTY HIGHLIGHTS

- Proximity to DHR Hospital
- Proximity to Trenton Shopping
- High Traffic Area

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month - \$19.80 year
NNN:	\$0.38 SF/month- \$4.56 year
Number of Units:	1
Available SF:	3,187 - 3,203 SF
Building Size:	15,750 SF

DEMOGRAPHICS

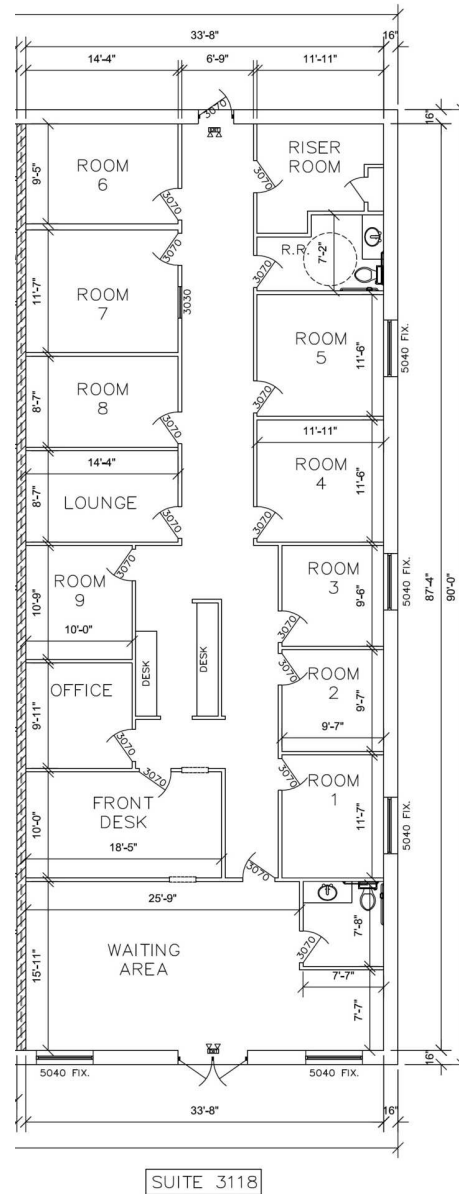
	1 MILE	3 MILES	5 MILES
Total Households	3,517	36,387	92,320
Total Population	9,231	102,795	274,336

FOR LEASE | OFFICE BUILDING

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FLOOR PLANS

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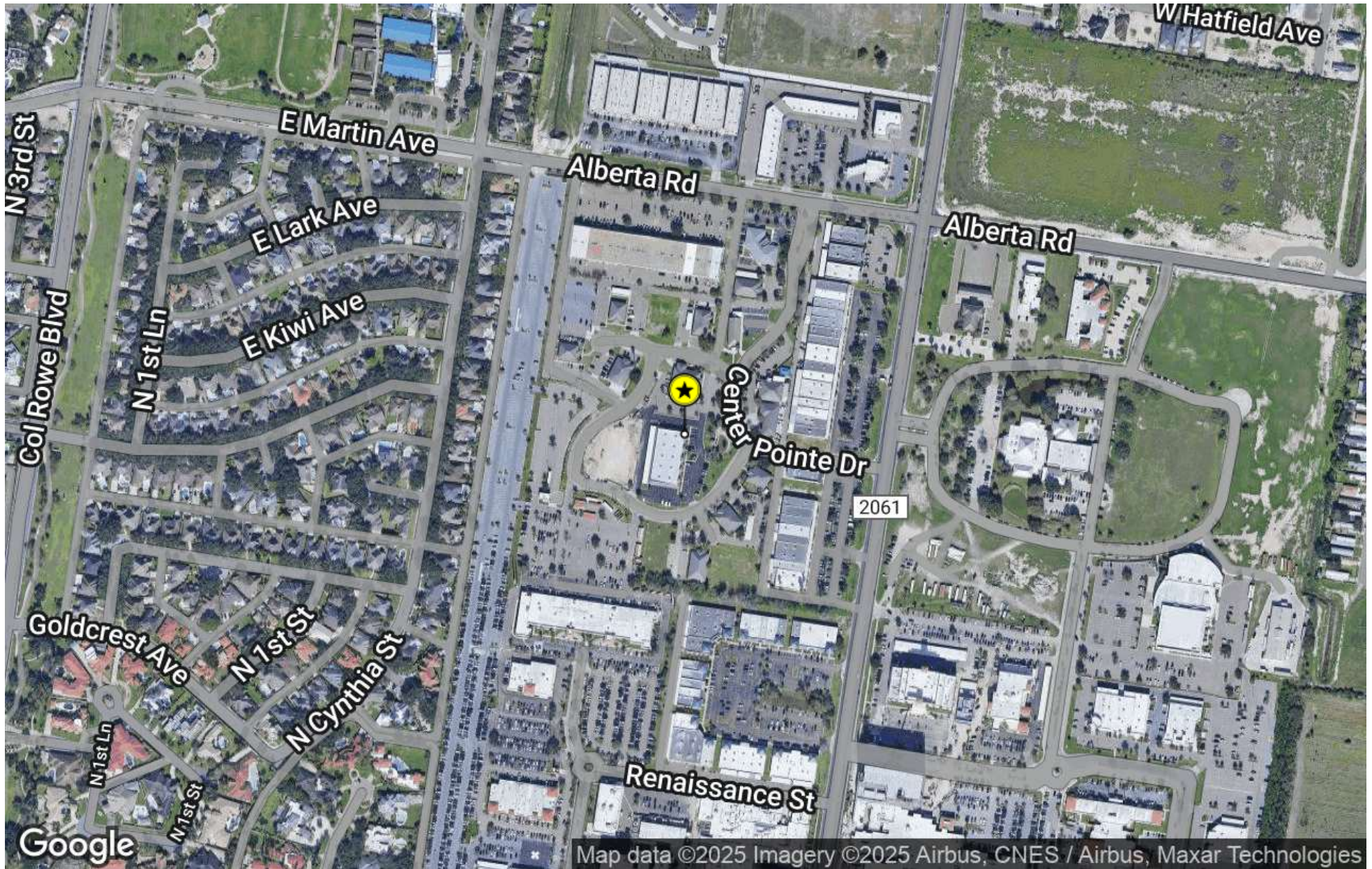


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AERIAL MAP

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ADDITIONAL PHOTOS

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