

BANK OF AMERICA TOWER

FOR LEASE

222 East Van Buren Avenue Harlingen, TX 78550



LEASE RATE:

Rates Vary

LEASE TYPE:

Full Service

Daniel Galvan, SIOR, CCIM

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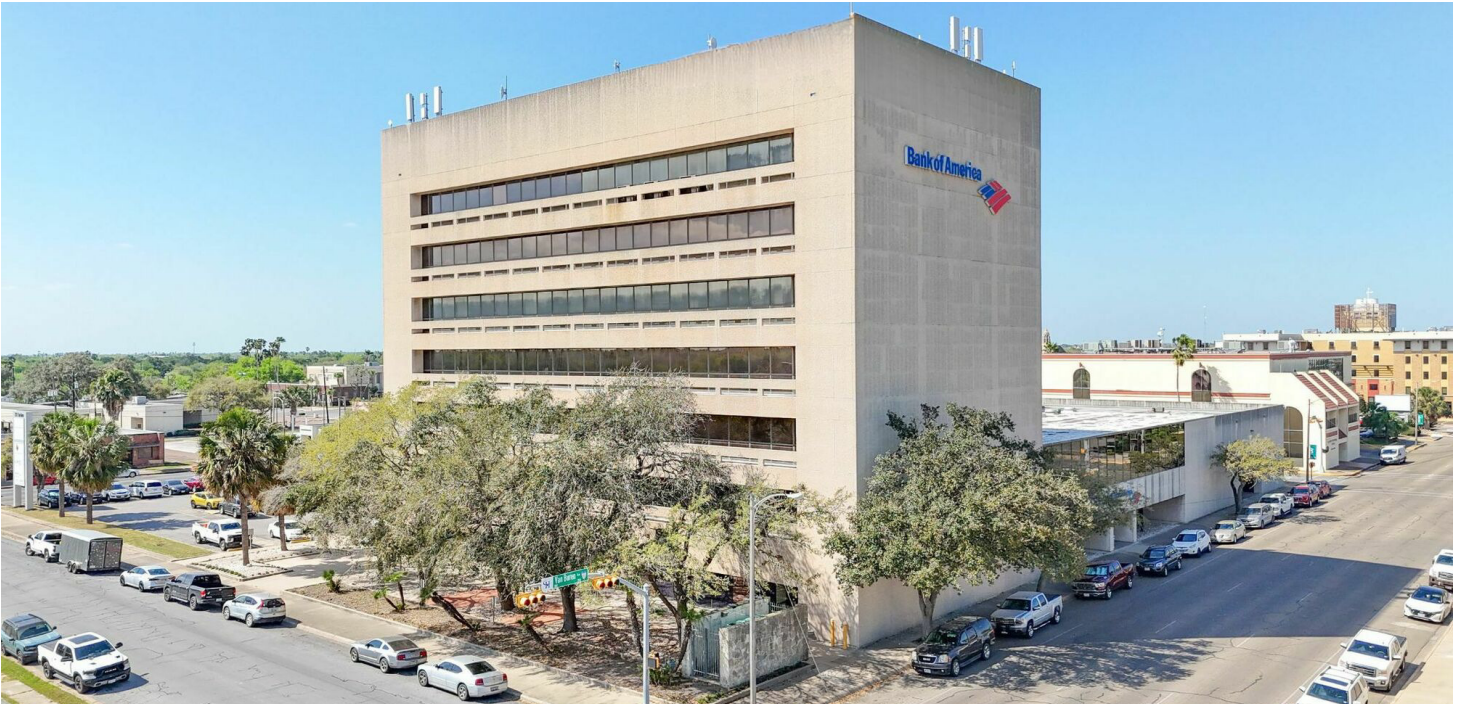
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**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY OVERVIEW

222 East Van Buren Avenue Harlingen, TX 78550



OFFERING SUMMARY

Lease Rate:	Rates Vary
Lease Type:	Full Service
Building Size:	100,000 SF
Minimum Divisible:	400 SF
Maximum Contiguous:	8,382 SF
Renovated:	2015
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Located in the heart of Harlingen's Central Business District, this building offers second-generation office spaces ranging from 400 to 8,000 square feet. Anchored by Bank of America, the property also hosts a variety of professional and corporate tenants. Many of the office spaces are move-in ready or require minimal preparation for immediate occupancy. Tenants benefit from excellent visibility with several signage options, including a multi-tenant pylon sign, monument signage, and an exterior entrance plaque. Dedicated professional management is available for prompt tenant support and routine maintenance. Additional offsite parking is also provided for convenience.

PROPERTY HIGHLIGHTS

- Prime Location – Situated in Harlingen's Central Business District.
- Move-In Ready Spaces – Office suites available for immediate occupancy.
- Multi-Story Office Tower – Provides a professional business environment.

OTHER RESOURCES

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**COLDWELL BANKER
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COMMON AREAS

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AVAILABLE SPACES

222 EAST VAN BUREN AVENUE

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	400 - 8,382 SF	Lease Rate:	Rates Vary

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	8,382 SF	Full Service	\$24.00 SF/yr
Suite 300	Available	2,700 SF	Full Service	\$24.00 SF/yr
Suite 306	Available	1,500 SF	Full Service	\$24.00 SF/yr
Suite 400	Available	1,230 SF	Full Service	\$24.00 SF/yr
Suite 403	Available	1,205 SF	Full Service	\$24.00 SF/yr
Suite 405	Available	700 SF	Full Service	\$24.00 SF/yr
Suite 406	Available	650 SF	Full Service	\$24.00 SF/yr
Suite 407	Available	400 SF	Full Service	\$24.00 SF/yr
Suite 500	Available	4,600 SF	Full Service	\$24.00 SF/yr
Suite 501	Available	2,116 SF	Full Service	\$24.00 SF/yr
Suite 619	Available	673 SF	Full Service	\$24.00 SF/yr
Suite 703	Available	2,500 SF	Full Service	\$24.00 SF/yr

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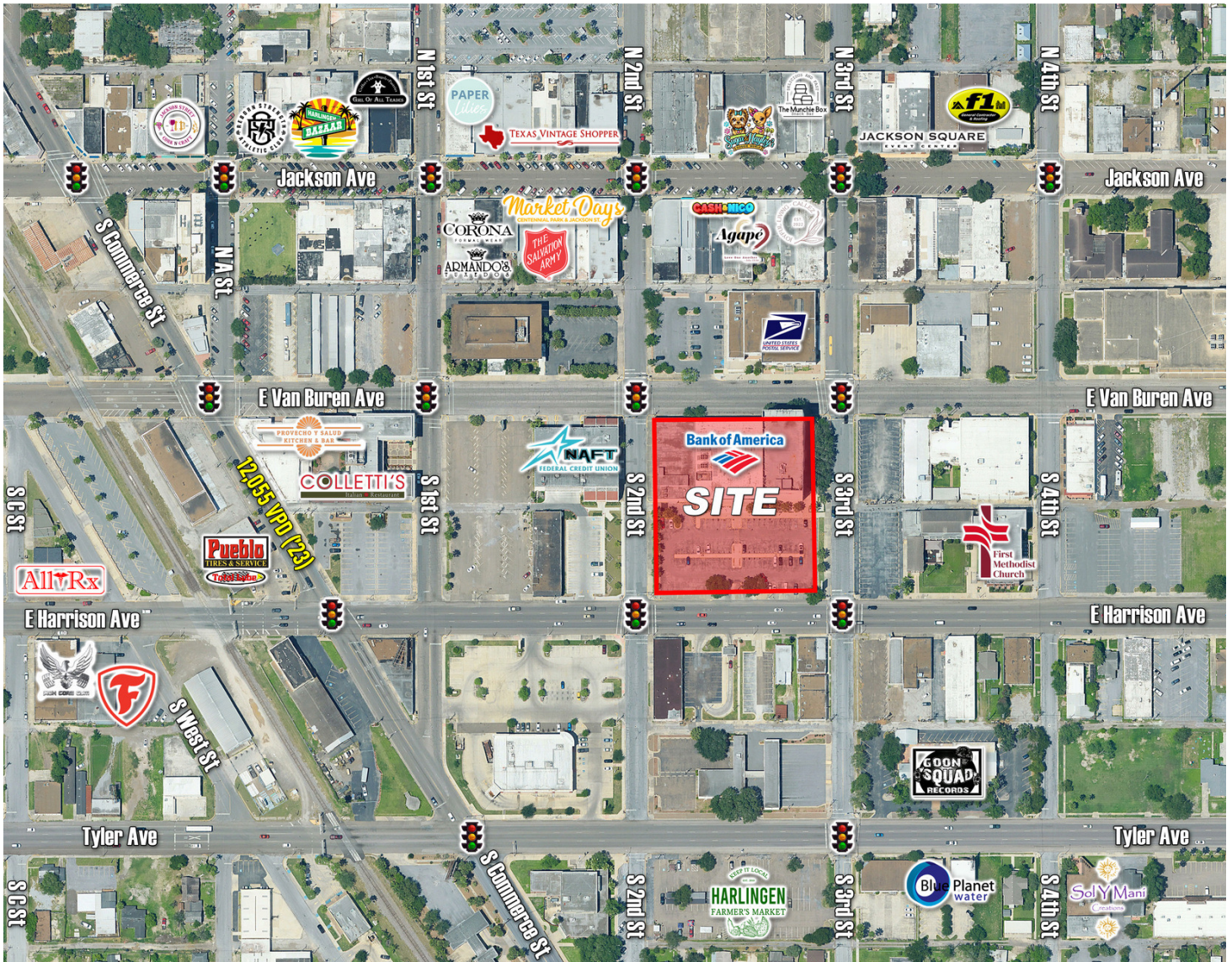


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AERIAL

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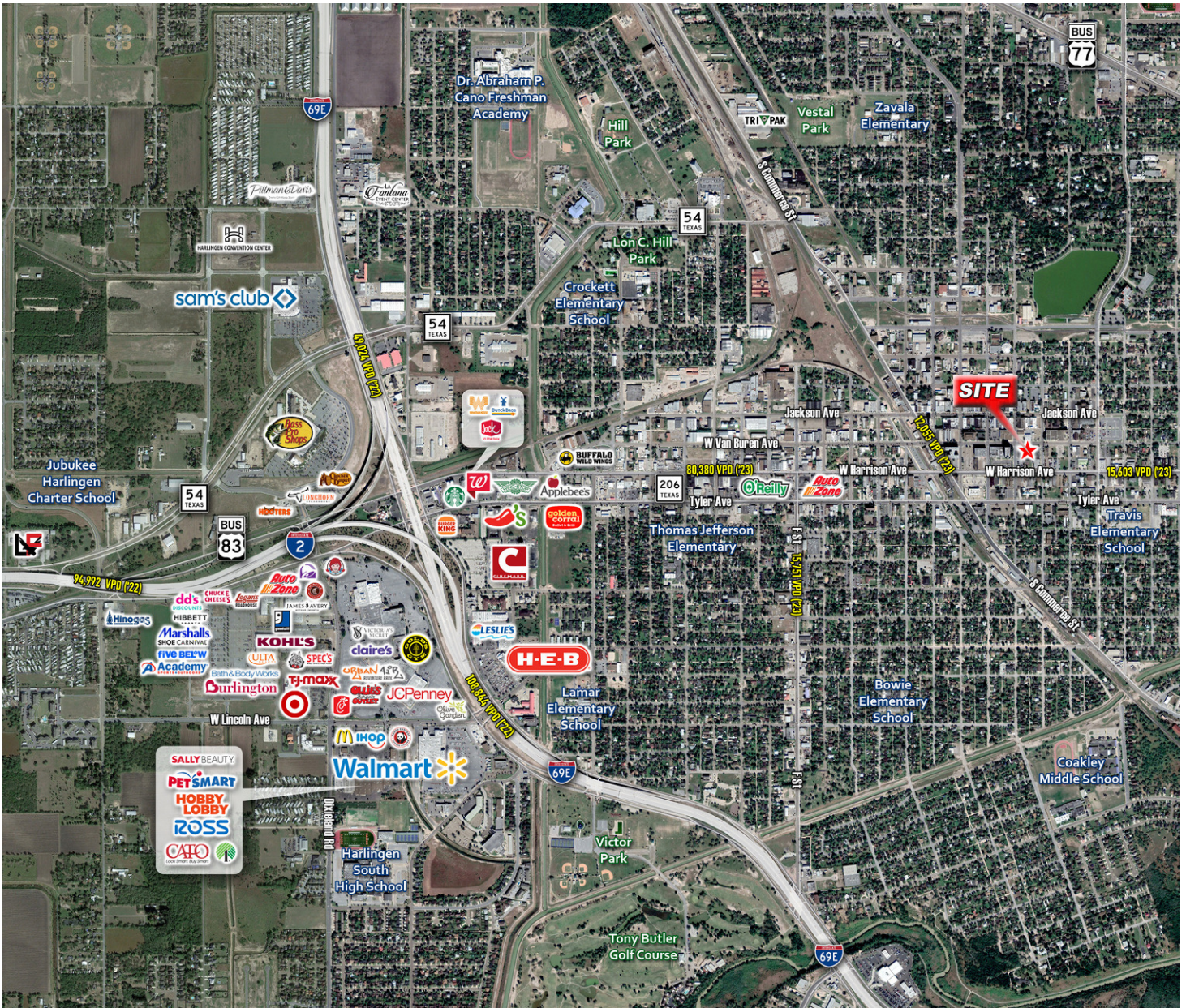


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RIO GRANDE VALLEY

AERIAL MAP

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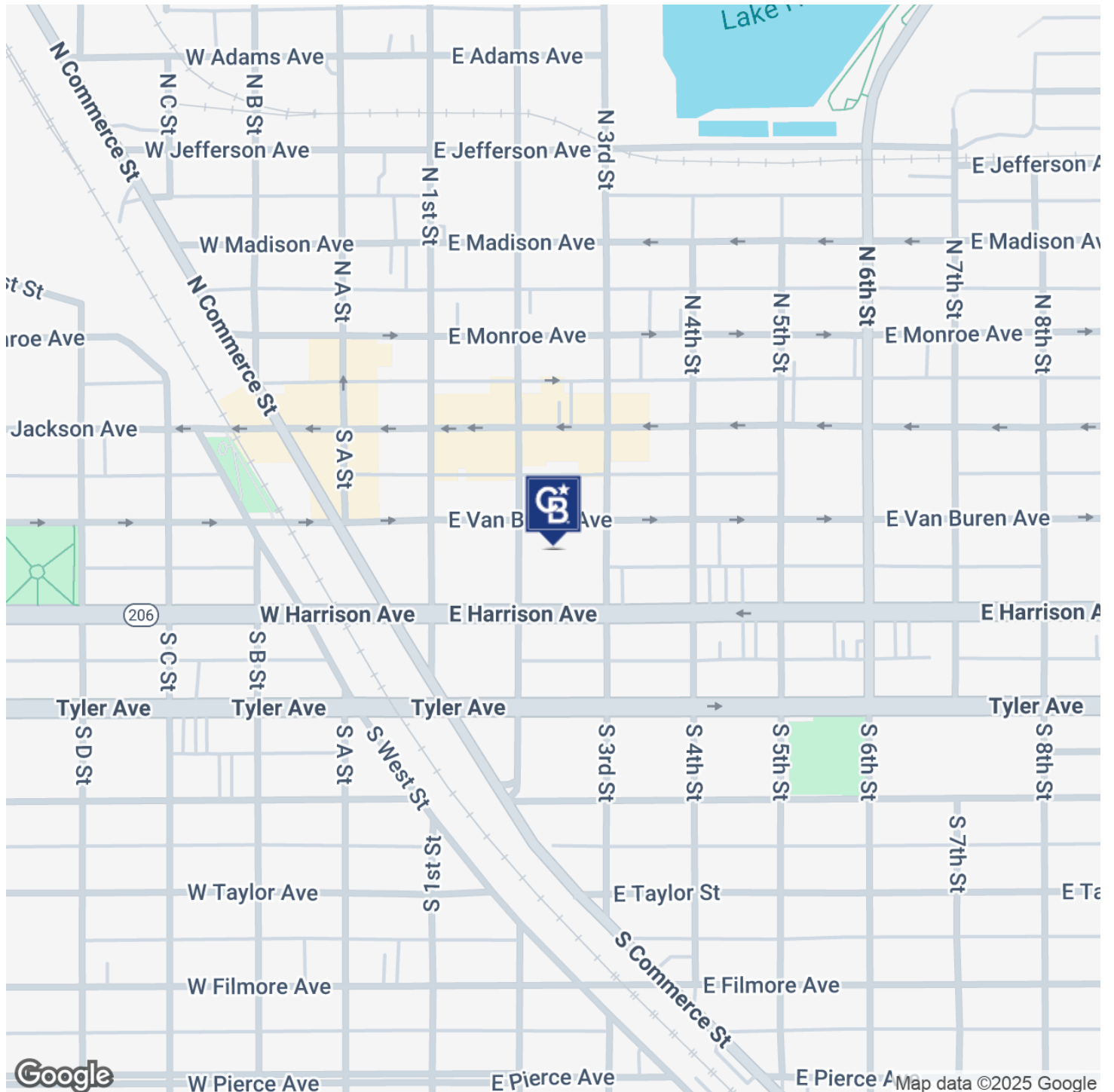


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LOCATION MAP

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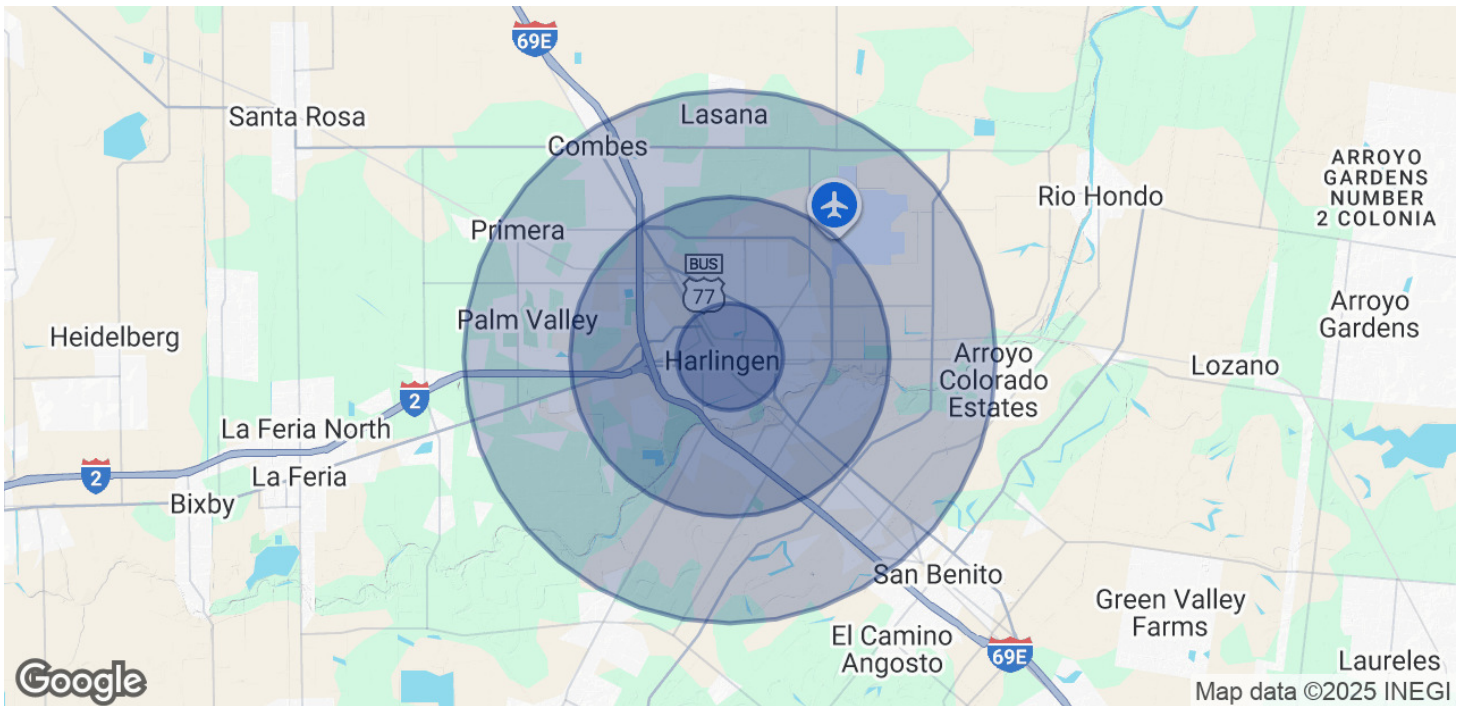


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DEMOGRAPHICS

222 EAST VAN BUREN AVENUE

Harlingen, TX 78550



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,856	64,171	93,072
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,028	22,717	32,591
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$54,335	\$68,996	\$74,495
Average House Value	\$111,202	\$137,458	\$148,697

Demographics data derived from AlphaMap

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