

COLES CORNER PLAZA

FOR LEASE

1617 E Tyler Ave Harlingen, TX 78550



LEASE RATE \$15.00/SF/yr
NNN \$5.15/SF/yr
LEASE TYPE Net

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Alejandro Adame
(956) 448-4930
aadame@cbcriograndevalley.com

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RIO GRANDE VALLEY

PROPERTY OVERVIEW

1617 E TYLER AVENUE

Harlingen, TX 78550



PROPERTY DESCRIPTION

Coles Corner offers three office suites available for lease in a professionally managed center along East Tyler Avenue in Harlingen, TX. The property provides excellent visibility and convenient access from both Tyler and Harrison Avenues, making it an ideal location for professional, medical, or service-oriented businesses. Each suite features a functional layout designed for immediate occupancy. With attentive on-site management, Coles Corner maintains a clean, professional environment that supports long-term business success.

PROPERTY HIGHLIGHTS

- Second Generation Office/Retail Space Available
- 3-D Tours Available on Request
- Close Proximity to Highway 77 and Valley International Airport.

OFFERING SUMMARY

Lease Rate:	\$15.00/SF/yr
NNN:	\$5.15/SF/yr
Lease Type:	Net
Number of Units:	3
Available SF:	1,131 - 2,477 SF
Lot Size:	37,784 SF
Building Size:	17,945 SF
Submarket:	Harlingen
Market:	Rio Grande Valley

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AERIAL

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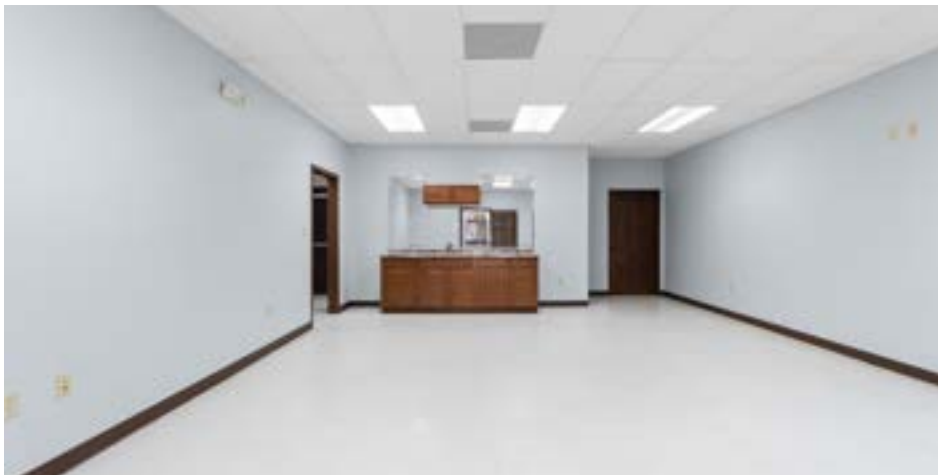
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INTERIOR PHOTOS

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LEASE INFORMATION

1617 E TYLER AVENUE

Harlingen, TX 78550



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,131 - 1,760 SF

Lease Term:	3-5 Years
Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1617 E. Tyler Avenue Suite D, Harlingen, TX	Available	1,760 SF	NNN	\$15.00 SF/yr
1617 E. Tyler Avenue Suite J, Harlingen, TX	Available	1,346 SF	NNN	\$15.00 SF/yr
1617 E. Tyler Avenue Suite K, Harlingen, TX	Available	1,131 SF	NNN	\$15.00 SF/yr

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**COLDWELL BANKER
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SUITE D-FLOOR PLAN

1617 E TYLER AVENUE

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GROSS INTERNAL AREA
TOTAL: 1750 sq. ft.

ROOM AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1



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SUITE J-FLOOR PLAN

1617 E TYLER AVENUE
Harlingen, TX 78550



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,348 sq.ft.
TOTAL 1,348 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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SUITE K-FLOOR PLAN

1617 E TYLER AVENUE
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FLOOR PLAN

GRAND INTERIOR AREA
FLOOR PLAN: 1,133 sq. ft.
NOTES: SEE COMMENTS AND APPROXIMATE, ALL DIM. MAY VARY



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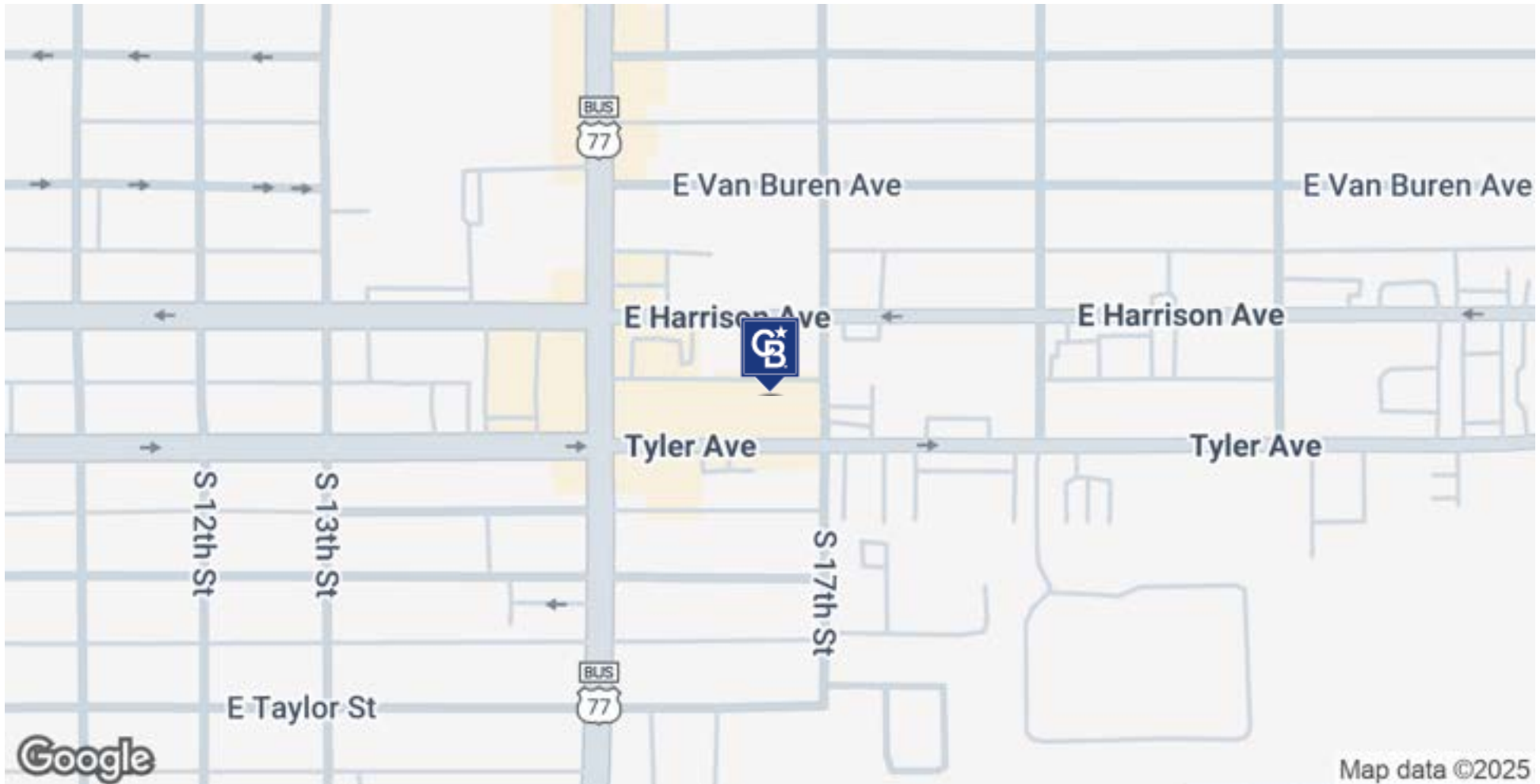


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LOCATION MAP

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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,489	20,655	34,692
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$60,250	\$69,173	\$71,234
Average House Value	\$125,339	\$139,865	\$141,837

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