

CHASE TOWER

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

200 S. 10th Street McAllen, TX 78501



LEASE RATE: NEGOTIABLE

MINIMUM DIVISIBLE: 790 SF

MAXIMUM CONTIGUOUS: 10,233 SF

Michael Pacheco

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

CHASE TOWER

200 S. 10th Street McAllen, TX 78501



PROPERTY DESCRIPTION

A landmark building in the heart of McAllen's CBD, The Chase Tower offers unbeatable views, 24-hour, uniformed security, on-site banking, and more. This prestigious office building is ideal for any office user and is now offering competitive, all inclusive lease rates. Suites range in size, many of them being move-in ready. New House Cafe on the ground floor acts as a full service, casual dining establishment offering a full selection of breakfast and lunch items. While many spaces are move-in ready, custom built spaces are possible, and immediate occupancy is available to building standard. The Tower has great proximity and access to U.S. Highway 83, McAllen's Convention Center, The McAllen Miller International Airport, and all major hotels and restaurants.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	790 - 10,233 SF
Building Size:	209,041 SF
Market:	Rio Grande Valley
Submarket:	McAllen

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PROPERTY SUMMARY

CHASE TOWER

200 S. 10th Street McAllen, TX 7850



PROPERTY SPECS

Property Type	Office
Onsite Management	200 S. 10th Street McAllen, TX 7850
Number of Stories	17
Typical Floor Size	9,000 +/-
Parking Ratio	2.5/1,000
Parking Spaces	426
Handicap Parking Spaces	11

LEASE INFORMATION

Lease Type	Full Service - Base Year
Lease Term	36 Months (minimum)
Signage Opportunities	Negotiable

PROPERTY HIGHLIGHTS

- On Site, 24 Hour Security
- Newly Renovated Common Areas
- Aggressive Lease Rates
- Tallest Building in the Rio Grande Valley
- Unbeatable Views

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COMMUNICATION INFRASTRUCTURE HIGHLIGHTS

- The Chase Tower's strategic location close to the border and central location in the Lower Rio Grande Valley was the primary factor for it becoming the key interconnection point in South Texas and Northern Mexico. A secondary factor was the large population in the region. Analyzing the demographics of just the communities on the United States of America (US) side of the border is a mistake.
- This population base alone supports the need for a key interconnection facility. The Chase Tower's role as an international interconnect adds to its importance.
- The McAllen and Laredo border became the major inter-exchange for international traffic.
- For all types of content service providers (CSPs) and content delivery networks (CDNs), the high-density ecosystem of both US and Mexico networks located at the Chase Tower is an extremely viable option to reach the majority of users in Mexico without the regulatory hassle and costly implementation of establishing their own infrastructure inside their respective nations. For Internet Service Providers (ISPs), CSP's, CDNs, hyperscalers, and cloud providers interconnecting at the border is the smartest method to access Mexico.
- The Chase Tower facility enables this architecture and is the most convenient location in the Valley to access a high capacity ecosystem with access to large population centers in both sides of the border. Thanks to its location, the building serves as a gateway to the telecommunications market both in the US and Mexico, and has been connecting global networks for more than 20 years.

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SPACE AVAILABLE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Ste 111	Available	10,233 SF
Ste 304	Available	1,571 SF
Ste 404	Available	790 SF
Ste 405	Available	2,357 SF
Ste 407	Available	2,966 SF
Ste 710	Available	1,496 SF
Ste 1201	Available	1,581 SF
Ste 1302	Available	1,205 SF
Ste 1400	Available	2,123 SF
Ste 1401	Available	2,609 SF
Ste 1106	Available	1,509 SF
Ste 1108	Available	459 SF
Ste 1110	Available	619 SF
Ste 1111	Available	1,042 SF
Ste 1500	Available	9,700 SF

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INTERIOR PHOTOS

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AERIAL

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PCCW Global



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SUBSPACE



C3NTRO TELECOM



LUMEN

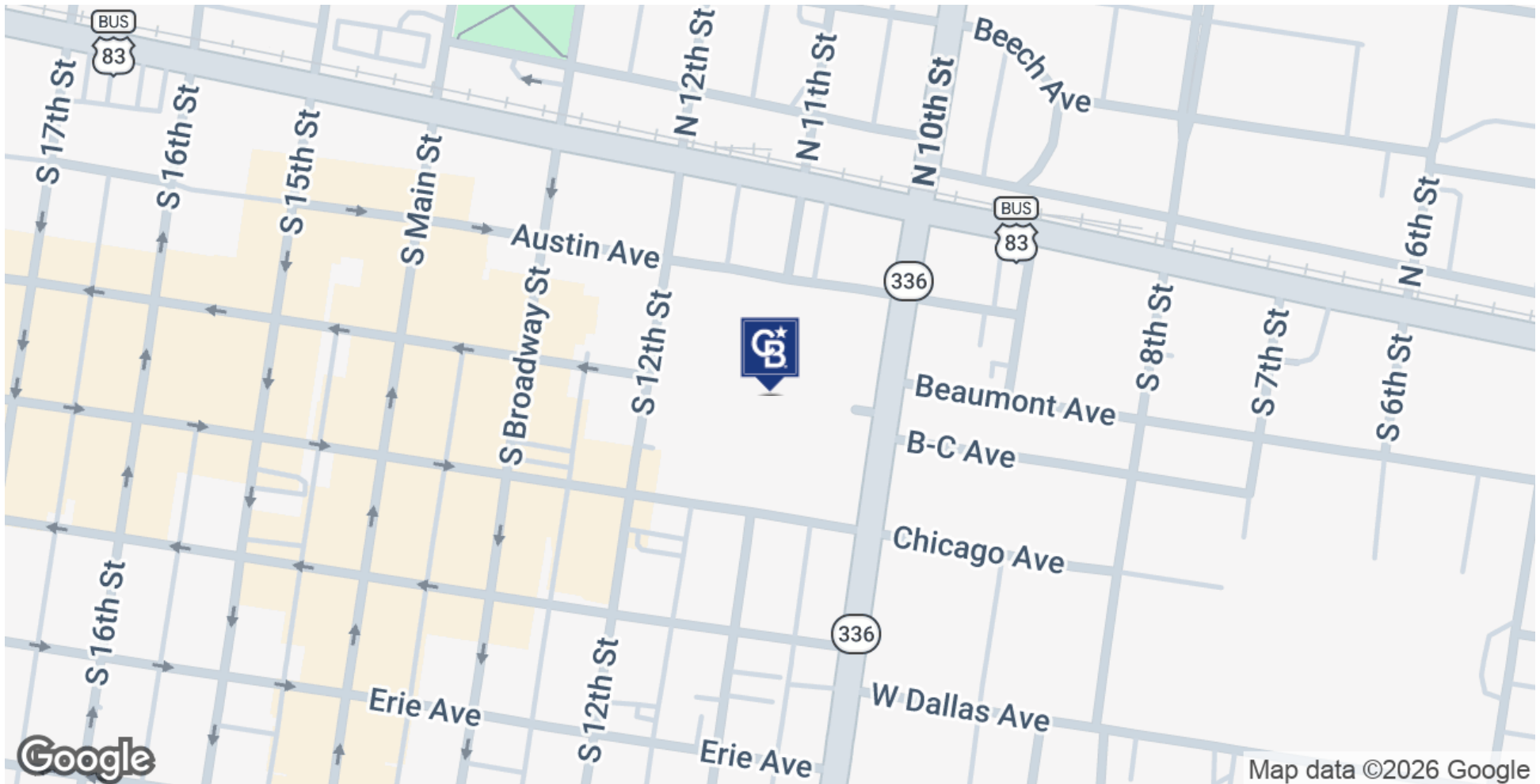
TELXIUS



MAP

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DEMOGRAPHICS

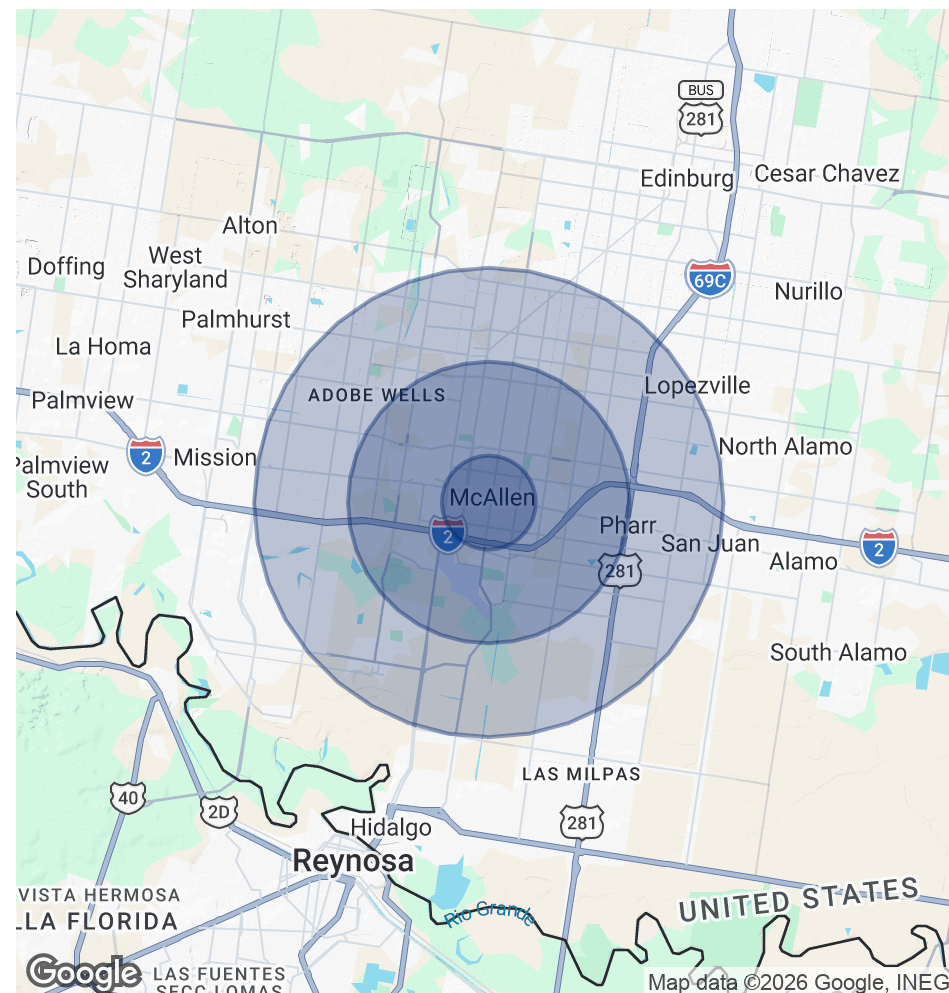
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,077	80,858	198,745
Average Age	33.4	31.8	31.8
Average Age (Male)	32	30.1	30.2
Average Age (Female)	35.1	34.1	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,913	26,414	62,278
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$33,063	\$47,964	\$54,579
Average House Value	\$200,417	\$126,316	\$119,646

2020 American Community Survey (ACS)



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