

AVAILABLE OFFICE SPACE

222 E. Van Buren
Harlingen, Texas 78550



SIZE	18,000 SQUARE FEET AVAILABLE			
	CAN BE SUBDIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES		PARKING:	300 SPACES
SITE SIZE	1 ACRE		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED OFF OF HARRISON STREET IN THE DOWNTOWN AREA.			
PRIOR USE:	PREVIOUSLY USED AS A FINANCIAL SERVICES OFFICE BUILDING.		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP –
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:	32	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT AND REAR	FLOORS:	CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	0
	HEAT / AC:	YES	WALLS:	CONCRETE BLOCK EXTERIOR
			LIGHTING:	FLUORESCENT
TRANSPORTATIO:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 4 MILES		
SPECIAL FEATURES:	GENEROUS ALLOWANCE FOR TENANT IMPROVEMENTS.			
TERMS:	SALE:	N/A	LEASE:	\$13.50 SF PER YEAR GROSS
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 2424 BOXWOOD STREET, SUITE 125, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: RICARDO RUBIANO 956-412-8800 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			