

AVAILABLE OFFICE

515 East Van Buren
Harlingen, Texas 78550



SIZE	20,000 SQUARE FEET			
	7,200 AVAILABE DIVISIBLE FROM 1,361 TO 5,600		PARKING:	50+
SITE SIZE	95,000 SF		ZONING:	GENERAL RETAIL
LOCATION:	THREE STORY OFFICE BUILDING CENTRALLY LOCATED IN DOWNTOWN HARLINGEN.			
PRIOR USE:	OFFICE SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 8"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	YEAR BUILT:	1989	SPRINKLER:	NO
	ENTRANCES:	DOUBLE GLASS DOOR	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	10'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	BLOCK
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	THIS FACILITY COMES WITH A NEGOTIABLE TENANT IMPROVEMENT ALLOWANCE.			
TERMS:	SALE:	N/A	LEASE:	13.50/SF/YEAR
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: CINDY HOPKINS 956-778-3255 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			