



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

HARLINGEN MEDICAL/OFFICE SPACE

1206 S. F. Street
Harlingen , TX 78550

AVAILABLE SPACE
1,085 - 3,018 SF

FEATURES

- Ideal for Medical and Office Users
- Proximity to US Highway 77
- Tenant Improvement Available Allowances and Negotiable Lease Rates



OFFICE - MEDICAL

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
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FOR LEASE

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HARLINGEN MEDICAL/OFFICE SPACE

1206 S. F. Street , Harlingen , TX 78550

LEASE



OFFERING SUMMARY

Total Available Space:	3,018 SF
Annual Rate:	\$12.00 SF/YR (Gross)
Suite 2:	1,085 SF
Suite 3: (Shell)	1,933 SF
Lot Size:	0.48 Acres
Year Built:	2005

PROPERTY OVERVIEW

Excellent medical/office space in Harlingen, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates.

PROPERTY HIGHLIGHTS

- Ideal for Medical and Office Tenants
- Proximity to US Hwy 77
- TI Allowances and Negotiable Lease Rates
- Excellent Visibility
- Frontage on "F" Street

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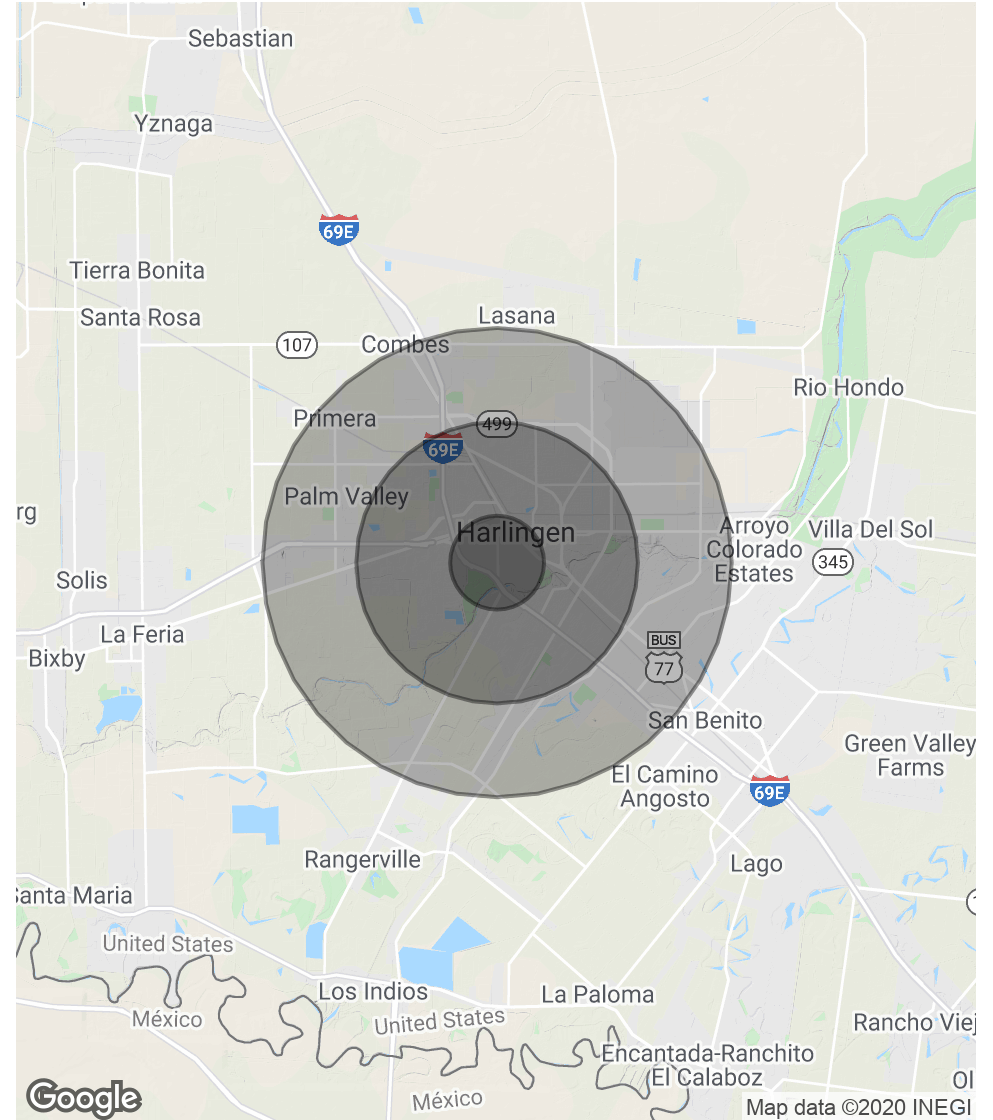
HARLINGEN MEDICAL/OFFICE SPACE

1206 S. F. Street , Harlingen , TX 78550

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,936	51,302	85,083
Average age	32.5	34.6	33.9
Average age (Male)	31.6	33.6	32.6
Average age (Female)	34.4	36.2	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,244	17,037	27,808
# of persons per HH	3.1	3.0	3.1
Average HH income	\$29,437	\$47,697	\$49,811
Average house value	\$69,636	\$73,610	\$85,734

* Demographic data derived from 2010 US Census



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