

CORNERSTONE MEDICAL PARK

2800 W. Trenton Road
Edinburg, TX 78539

AVAILABLE SPACE
19,778 SF

FEATURES

- Conveniently Located
- Aggressive Lease Rates
- Proximity to All Medical Facilities
- Fully Finished Out Suites Available
- Great for Medical or Professional Users
- Beautiful Common Areas



OFFICE- MEDICAL

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

Julissa Trevino
956 631 1322
jtrevino@cbcworldwide.com



CORNERSTONE MEDICAL PARK

2800 W. Trenton Road , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF:	19,778 SF
Minimum Divisible:	1,177 SF
Maximum Cont:	5,866 SF
Lease Rate:	\$24 per year
Lot Size:	3.08 Acres
Year Built:	2003
Building Size:	60,920 SF

CBCWORLDWIDE.COM

PROPERTY OVERVIEW

2800 W. Trenton is perfectly located in the South Edinburg North McAllen area, just inside Edinburg's Medical Corridor. With a location in The Cornerstone Medical Park, the building has great proximity to major, medical facilities, and fronts one of Edinburg's major, arterial roads. The building has excellent visibility from Trenton Road and McColl Road and is perfect for any professional service, retail user, medical, or general office user. Spaces range from 1,100 square feet to 9,100 square feet, and while some are move in ready, others are available for build to suit opportunities.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Aggressive Lease Rates
- Proximity to All Medical Facilities
- Fully Finished Out Suites Available
- Great for Medical or Professional Users
- Beautiful Common Areas



RIO GRANDE VALLEY



CORNERSTONE MEDICAL PARK

2800 W. Trenton Road , Edinburg, TX 78539

LEASE



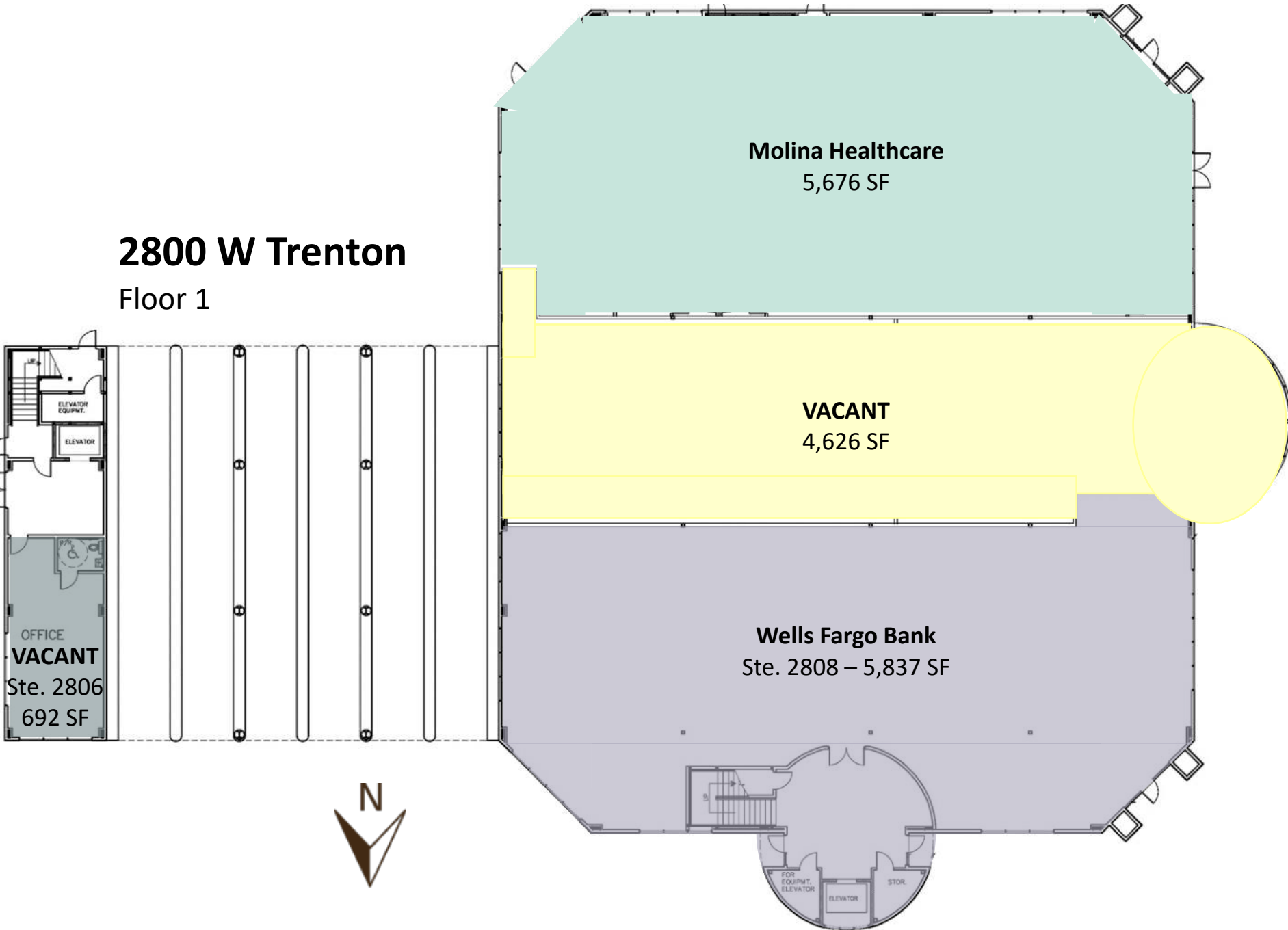
CBCWORLDWIDE.COM



RIO GRANDE VALLEY

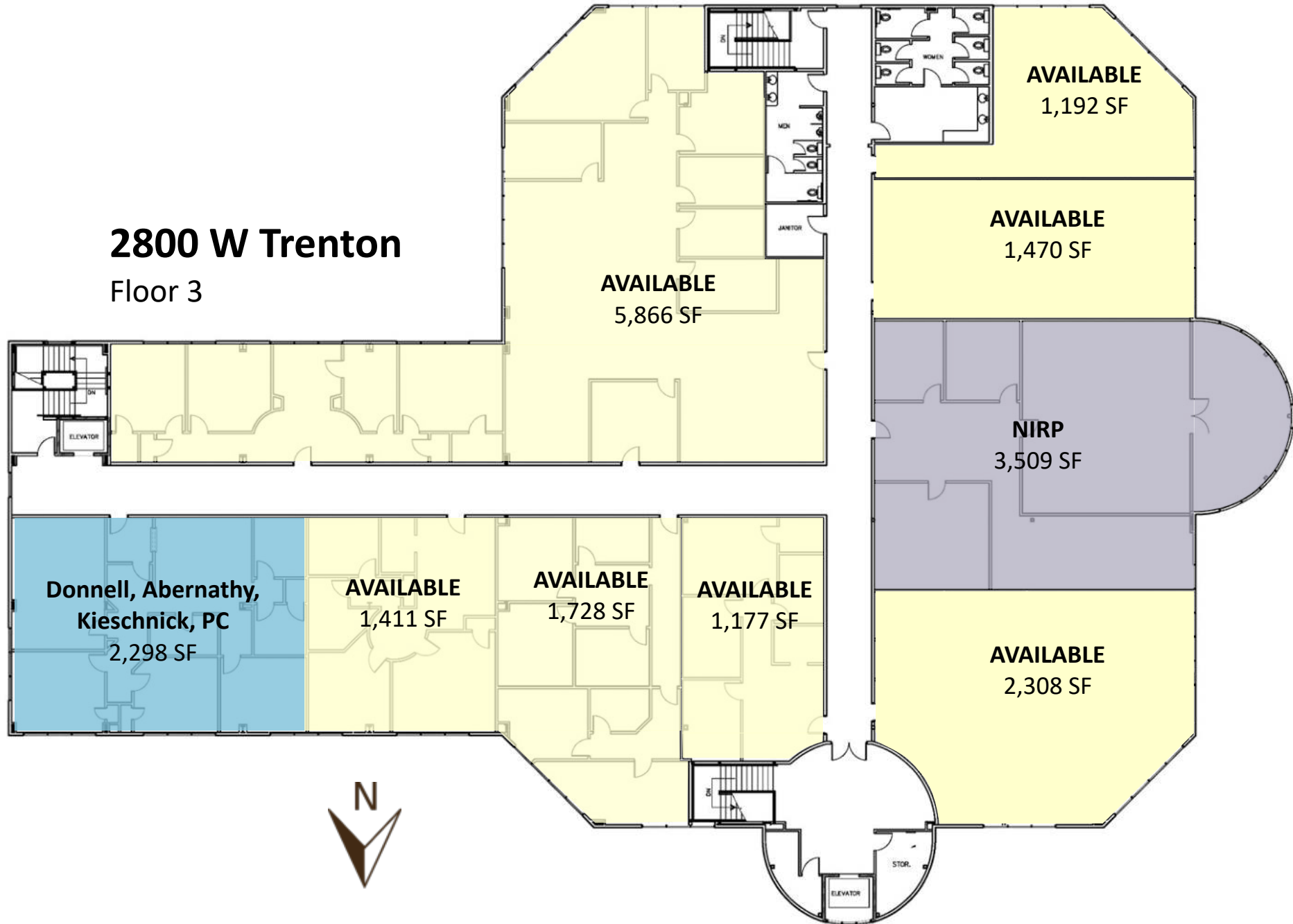
2800 W Trenton

Floor 1



2800 W Trenton

Floor 3





CORNERSTONE MEDICAL PARK

2800 W. Trenton Road , Edinburg, TX 78539

LEASE



CBCWORLDWIDE.COM



RIO GRANDE VALLEY



CORNERSTONE MEDICAL PARK

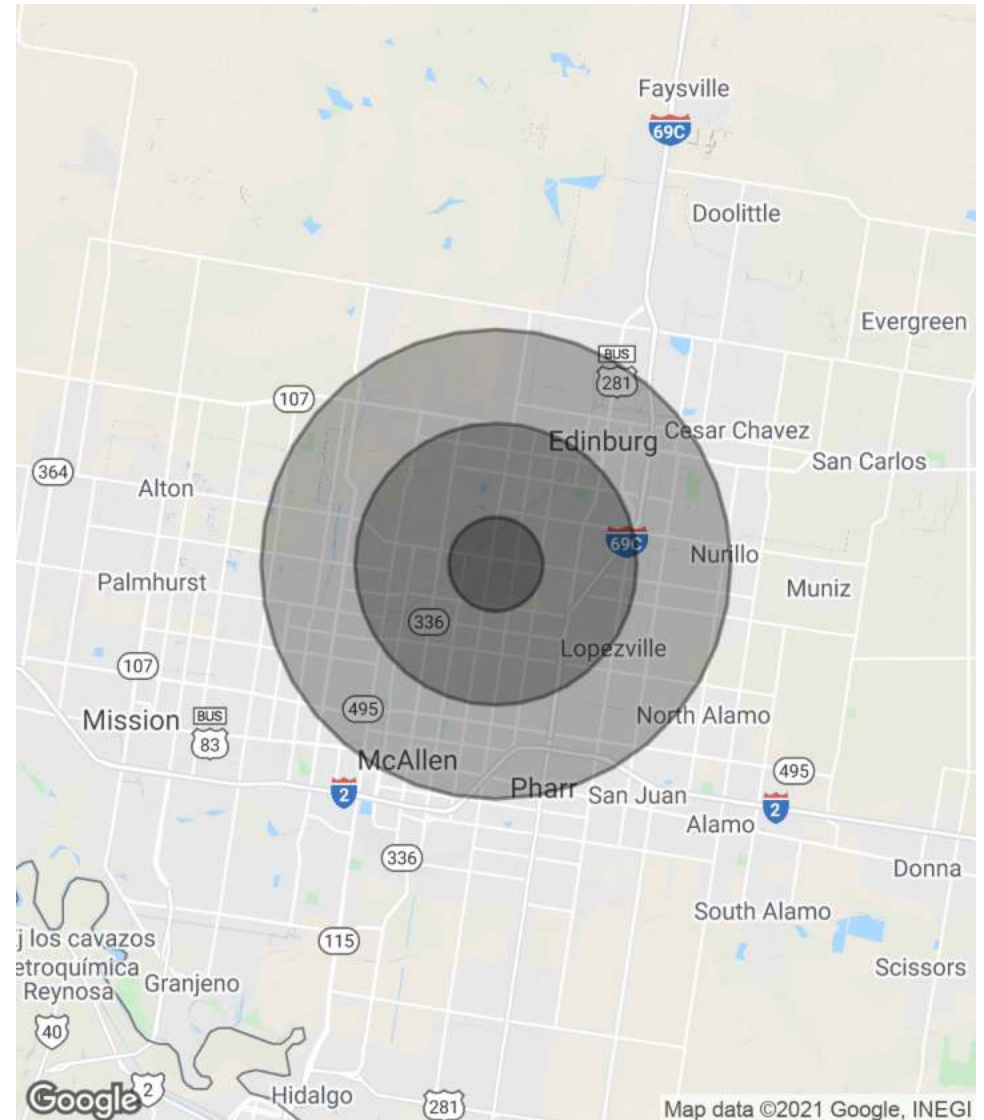
2800 W. Trenton Road , Edinburg, TX 78539

LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	72,585	207,555
Average age	32.4	31.3	29.8
Average age (Male)	32.0	29.7	28.0
Average age (Female)	33.1	33.0	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,741	24,183	63,724
# of persons per HH	3.2	3.0	3.3
Average HH income	\$91,368	\$71,289	\$56,293
Average house value	\$184,461	\$142,500	\$113,730

* Demographic data derived from 2010 US Census

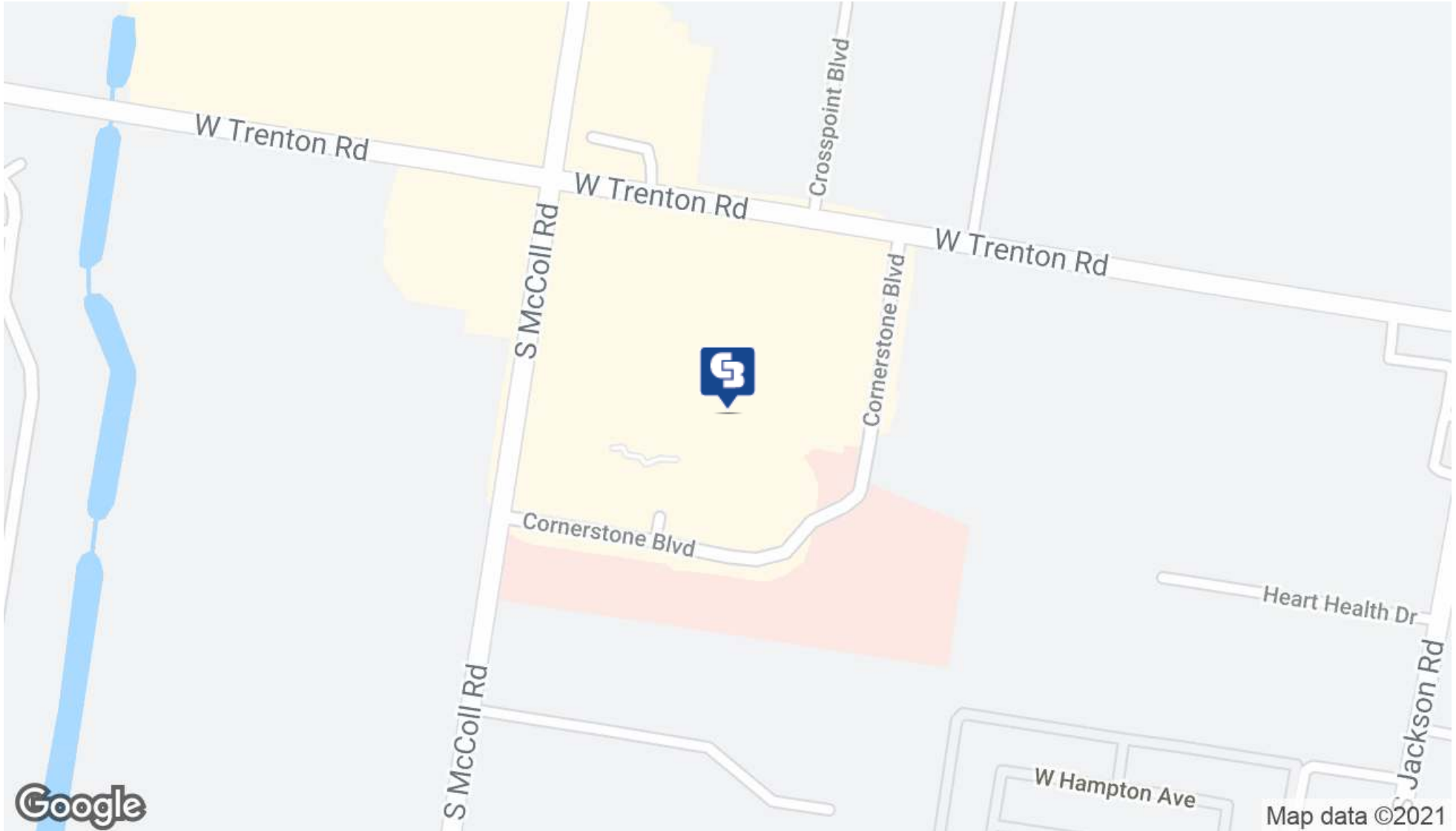




CORNERSTONE MEDICAL PARK

2800 W. Trenton Road , Edinburg, TX 78539

LEASE



Google

CBCWORLDWIDE.COM



RIO GRANDE VALLEY