



FOR LEASE

OFFICE SPACE
2,275 SF

2489 W. Business 77

San Benito, Texas 78586

\$1.00 / SF / Month

NNN Lease • 3-5 Year Minimum Term

Move-in-ready professional office space with high-visibility frontage on W. Business 77.



PROPERTY HIGHLIGHTS

- 2,275 SF of professional office space
- 3 private offices (one large enough for use as a conference room)
- Guest lobby & receptionist area
- Dedicated file room with built-in shelving
- Breakroom with cabinets & sink
- 32 open parking spaces on site
- Separate staff & visitor restrooms
- Former psychologist practice — move-in ready
- High-visibility frontage on W. Business 77
- Asking rent: \$1.00 / SF / month, NNN
- 3-5 year minimum lease term



Aerial view — W. Business 77 frontage, San Benito



Receptionist area



Guest lobby



Private office



Breakroom



File room



Building exterior

SPACE

2,275 SF

RENT

\$1.00 / SF / mo

LEASE TYPE

NNN

TERM

3-5 yr minimum



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