

1100 MATAMOROS ST.

Laredo, TX 78040

OFFICE BUILDING FOR LEASE



BRIAN MANNING

Sr. Leasing Manager
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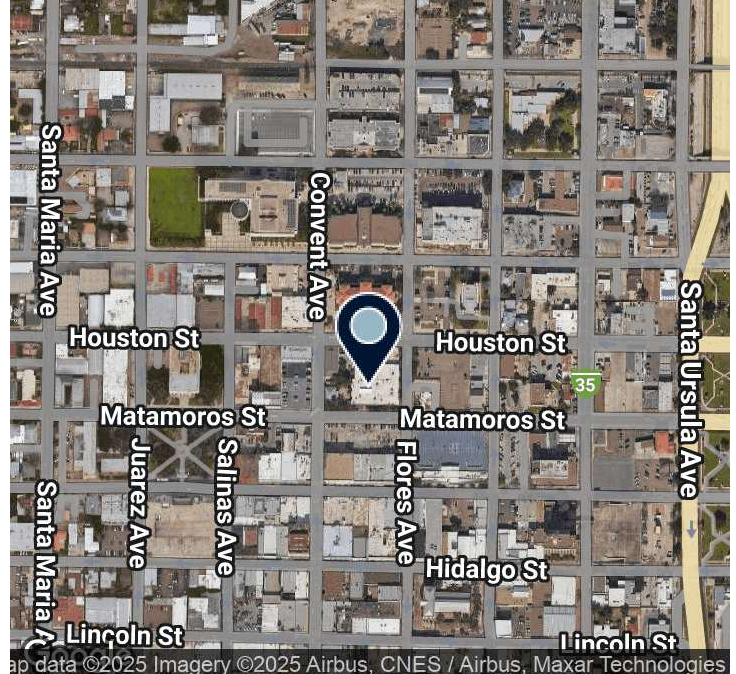


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PROPERTY DESCRIPTION

Space for lease available with an exciting opportunity be part of beautiful historic Laredo. Space totals 27,851 SF inside a 40,930 SF building. The first floor offers approximately 8,961 SF of space with lobby, conference rooms, and private rooms with flexibility to convert. The second floor offers 18,890 SF with numerous private areas and rooms.

PROPERTY HIGHLIGHTS

- Open layout is move-in ready
- Flexible and customizable suites
- Professional and welcoming lobby
- Ample parking for tenants and visitors
- Convenient access to local dining and shopping
- Dedicated meeting and conference room facilities
- Immediate access to IH-35

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8,961 - 18,890 SF
Building Size:	40,930 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	26,570	52,217	71,450
Total Population	81,262	168,946	237,440
Average HH Income	\$54,324	\$69,441	\$76,739

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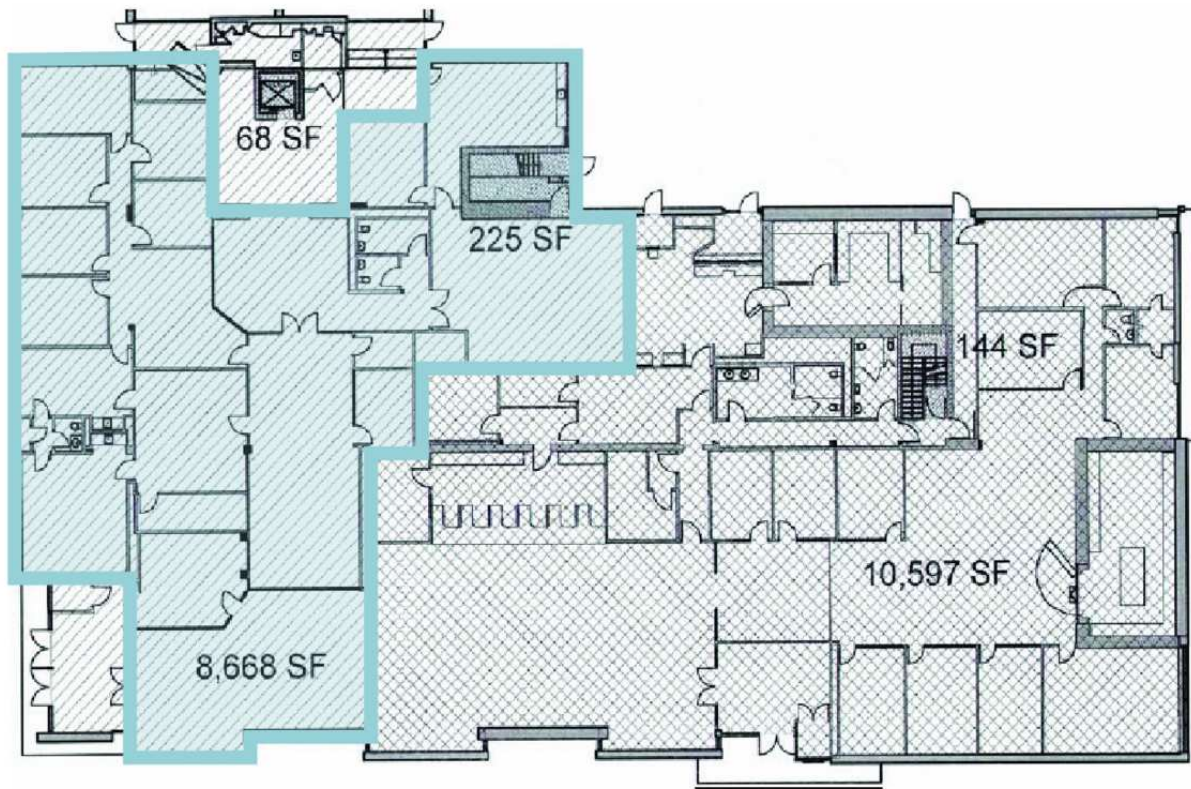


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FIRST FLOOR

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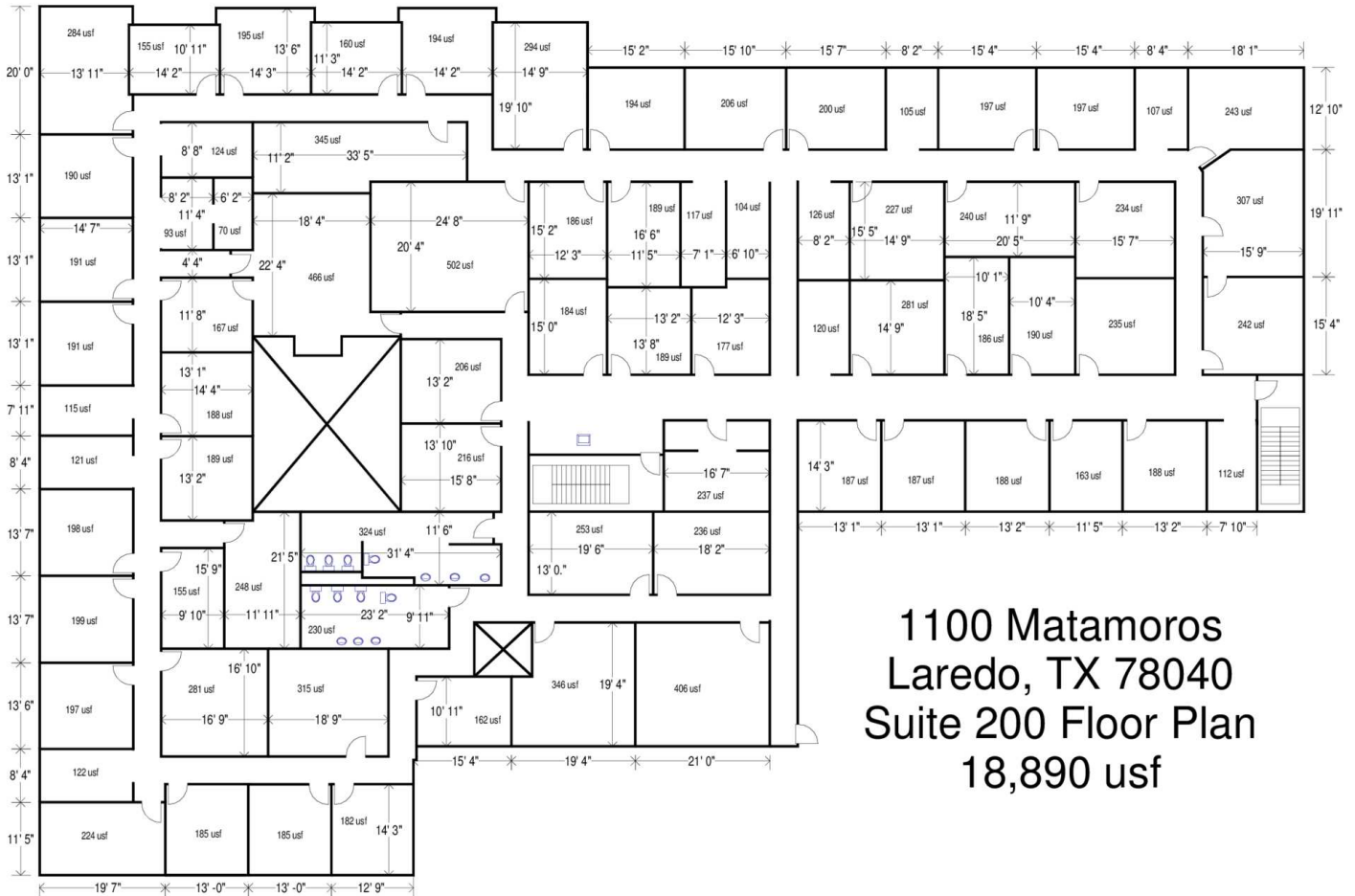


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1100 Matamoros
Laredo, TX 78040
Suite 200 Floor Plan
18,890 usf

SECOND FLOOR

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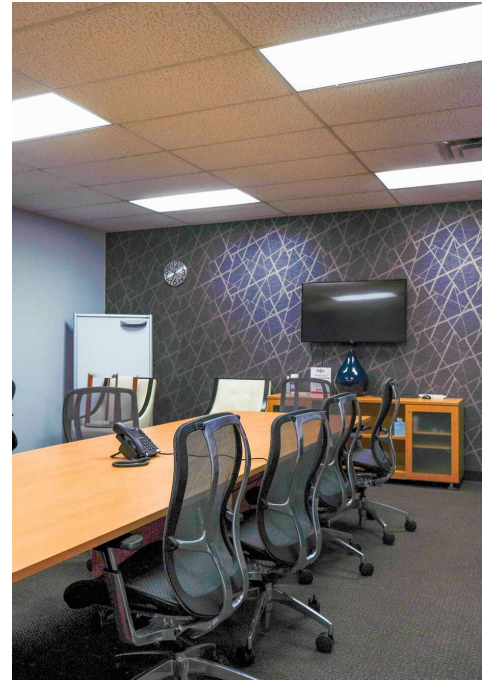


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