

6521 NORTH 10TH STREET, STE. A
MCALLEN, TX 78504

OFFICE SUITE FOR LEASE
5,259 SF SUITE AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
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NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM



PROPERTY DESCRIPTION

Nightingale Professional Office Plaza is strategically positioned on 10th St., a busy thoroughfare in the heart of McAllen. With its prime location, the Plaza guarantees high visibility and a steady traffic flow, making it ideal for a wide range of office and professional purposes. Whether for a law firm, medical office, tech startup, or any other professional use, this location provides the perfect setting for businesses to thrive.

PROPERTY HIGHLIGHTS

- Professional Office Plaza located along North 10th Street
- High Visibility and Easy Access
- Great for office or professional use

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month- \$16.80 yr. + NNN (\$0.32)mo./\$3.84 yr.
Suite A (5,259 SF):	Monthly Total: \$9,045.48 \$7,362.60 (base rent) + \$1,682.88 (NNN)
Parking Spaces:	50
Year Built:	1998
VPD:	29,994 -Vehicles Per Day

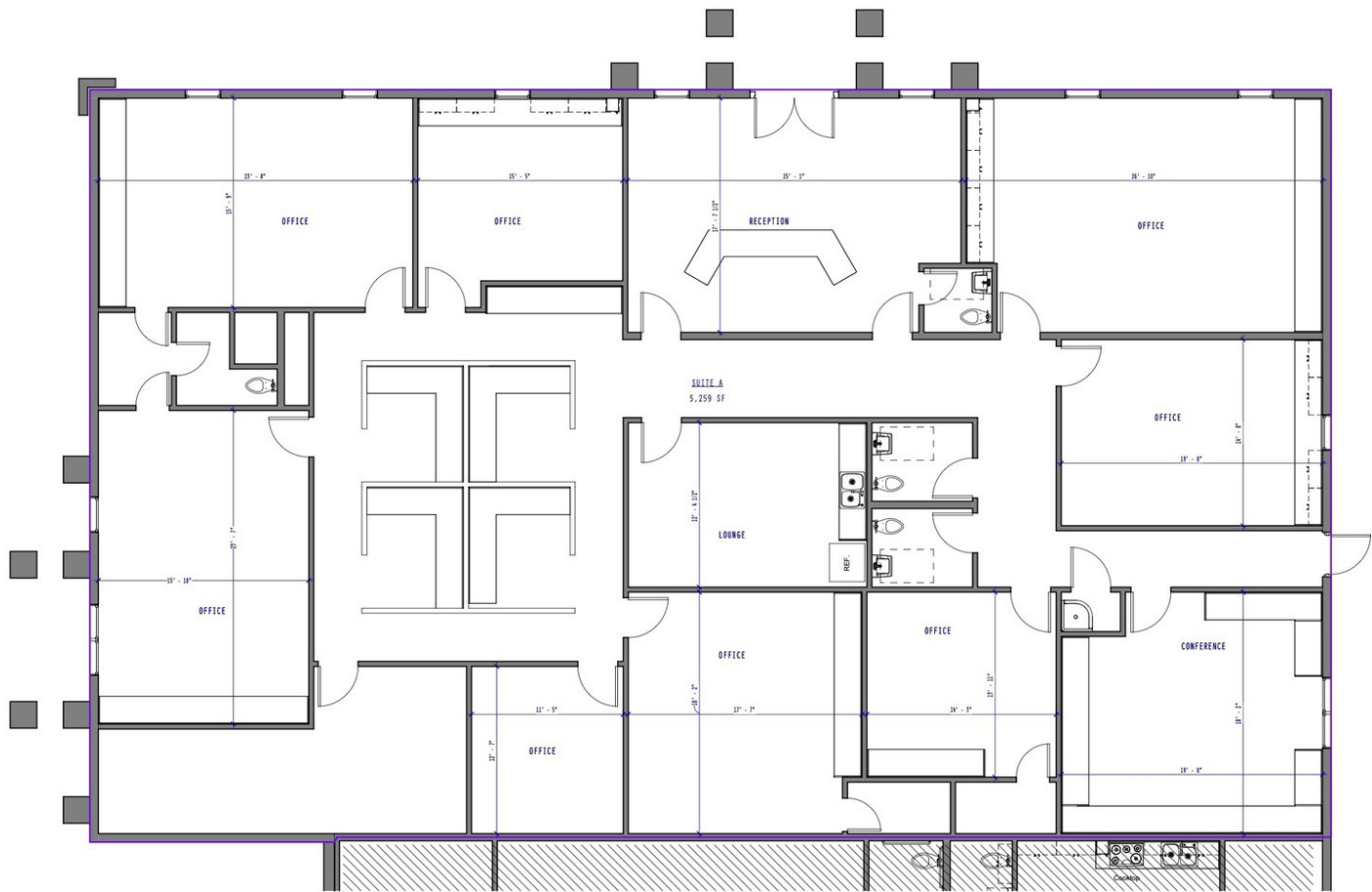
FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

FLOOR PLAN

6521 NORTH 10TH STREET | MCALLEN, TX 78504

AREA TABLE	
NAME	AREA
SUITE A	5,259 SF



1 LEASABLE AREA PLAN
1/4" = 1'-0"

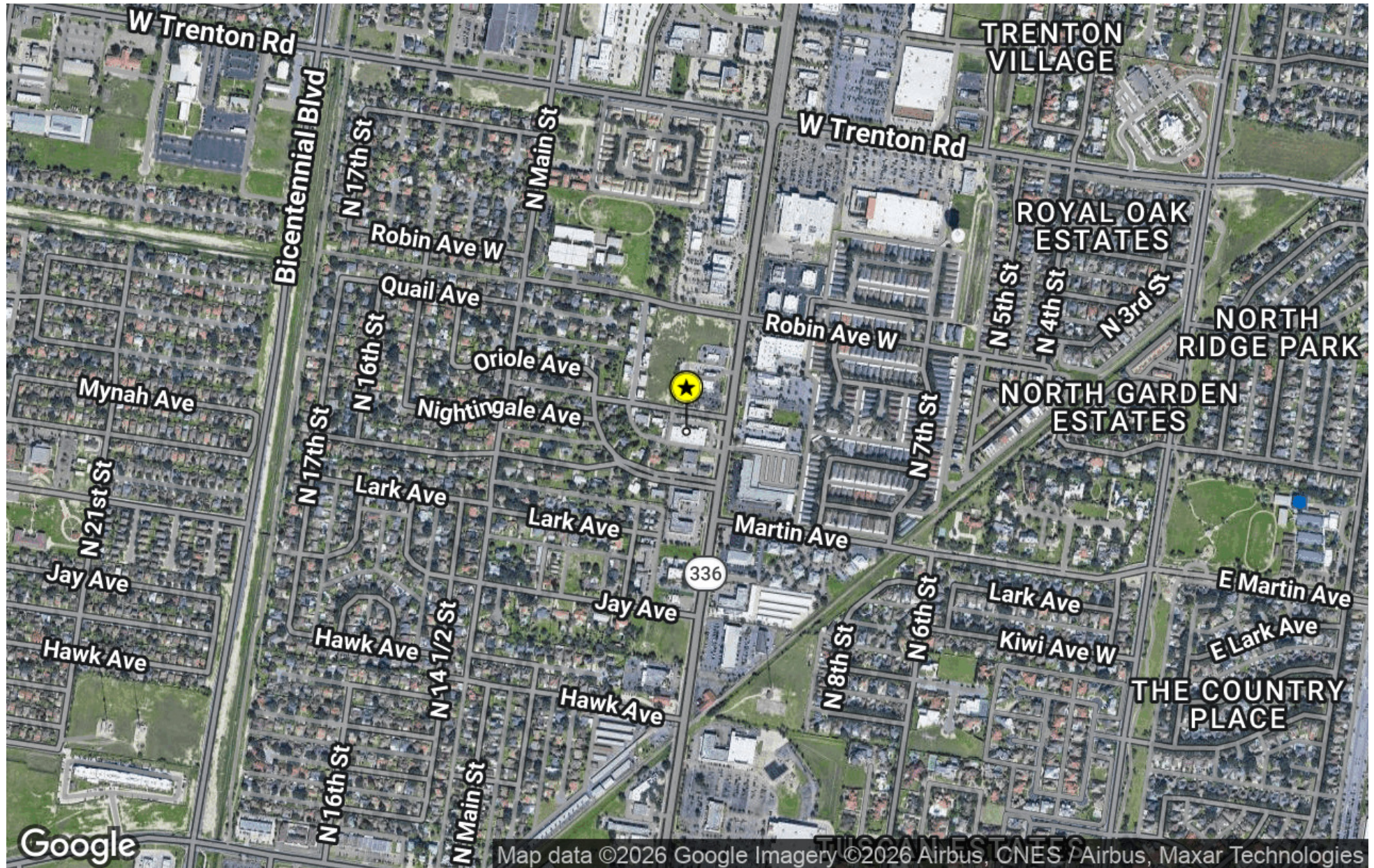
No.	DESCRIPTION	DATE
Issue Date SAN GARCIA ARCHITECT 1000 ARBOR AVE. SUITE 280 MCALLEN, TX 78504 (955) 632-4327 INFO@SANGARCIAARCHITECT.COM		
NIGHTINGALE PLAZA 6521 N. 10TH ST. E MCALLEN, TX 78504 2023-002 LEASABLE AREA SUITE A		
1		

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AERIAL MAP

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email		Phone
Laura Liza Paz	437175	laurap@nairgv.com		956-994-8900
Sales Agent/Associate's Name	License No.	Email		Phone

Buyer/Tenant/Seller/Landlord Initials

Date