



718 Elizabeth St
CORPUS CHRISTI HEALTHCARE FACILITY

MEDICAL OFFICE FOR LEASE OR SALE

 Transwestern

About the Building

Central Corpus Christi Medical Office Opportunity

Located in Corpus Christi's established Mid-City medical corridor, 718 Elizabeth Street offers both outpatient medical and ASC users immediate access to a dense patient base, proximity to CHRISTUS Spohn Hospital Corpus Christi – Central, efficient occupancy economics, and generous floorplates.

The approximately 25,000 SF property on a 0.49-acre site benefits from established referral patterns, mature surrounding neighborhoods, and long-standing healthcare consumer activity.

PURPOSE-BUILT MEDICAL OFFICE WITH FLEXIBLE LAYOUT

- Flexible floorplates with approximately 10,000 SF and 15,000 SF available to support a variety of practices
- Ideal for specialty practices, ASC, imaging, behavioral health, or multi-provider clinic users
- Efficient layouts designed to support patient flow, clinical operations, and administrative functions



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

718 Elizabeth Street
Corpus Christi, TX 78404

2nd Floor: ±15,389 RSF

Availability

3rd Floor: ±9,713 RSF

25,102 TOTAL RSF AVAILABLE



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com



Floor Plan

SECOND FLOOR • ±15,389 RSF AVAILABLE

SUITE HIGHLIGHTS

- Former acute surgery center
- Waiting and reception area
- Four (4) operating rooms
- Pre-op and recovery stations
- Treatment room
- Observation rooms
- Staff lounge and locker rooms
- Multiple offices



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

Floor Plan

THIRD FLOOR • ±9,713 RSF AVAILABLE

SUITE HIGHLIGHTS

- Former abdominal specialty office
- Waiting, secondary waiting and reception area
- Ten (10) exam rooms
- Six (6) offices
- Nurse station
- Conference room
- Billing area
- Two (2) admin offices
- Break room
- Equipment/storage/records rooms



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

Medical Hub

1 CHRISTUS Spohn Hospital

2 Physicians Tower

3 Corpus Christi Medical Center
Doctors Regional

4 Driscoll Children's Hospital

5 PAM Health Rehabilitation

6 Downtown Corpus Christi



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

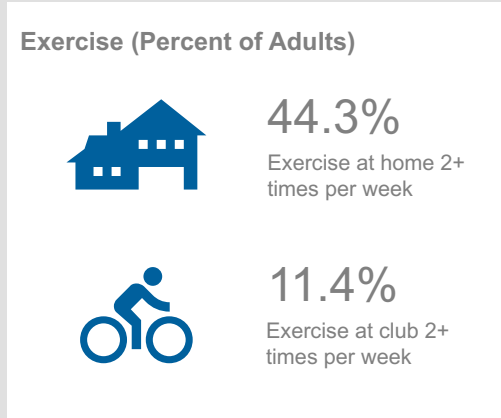
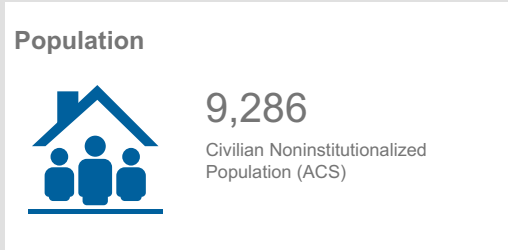
Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

Health Care & Insurance

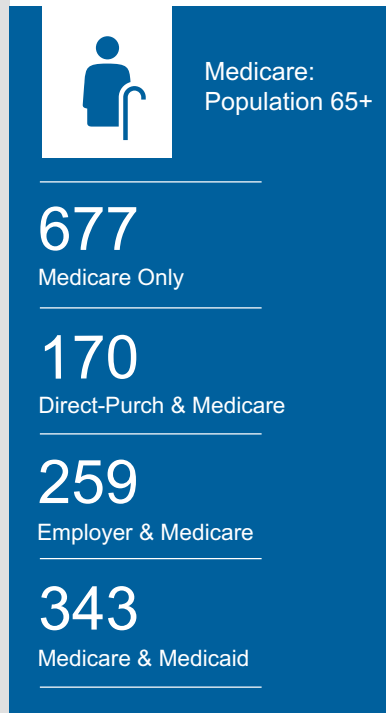
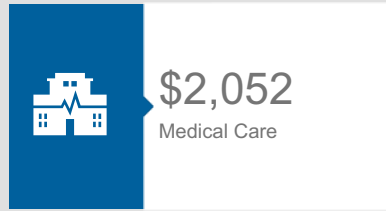
718 Elizabeth St, Corpus Christi, Texas, 78404
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

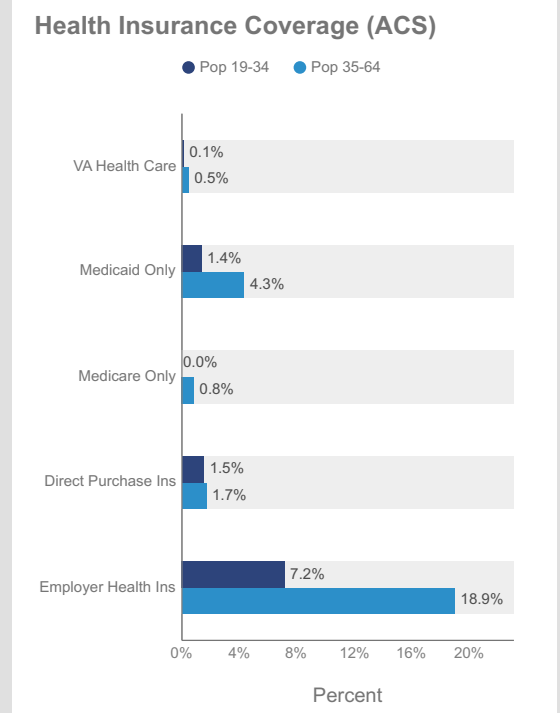


Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).
© 2026 Esri

Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,050.8
Medicare Payments	\$944.2
Physician Services	\$232.3
Dental Services	\$373.8
Eyecare Services	\$71.3
Lab Tests/X-rays	\$66.9
Hospital Room & Hospital Service	\$219.6
Convalescent/Nursing Home Care	\$30.6



Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com

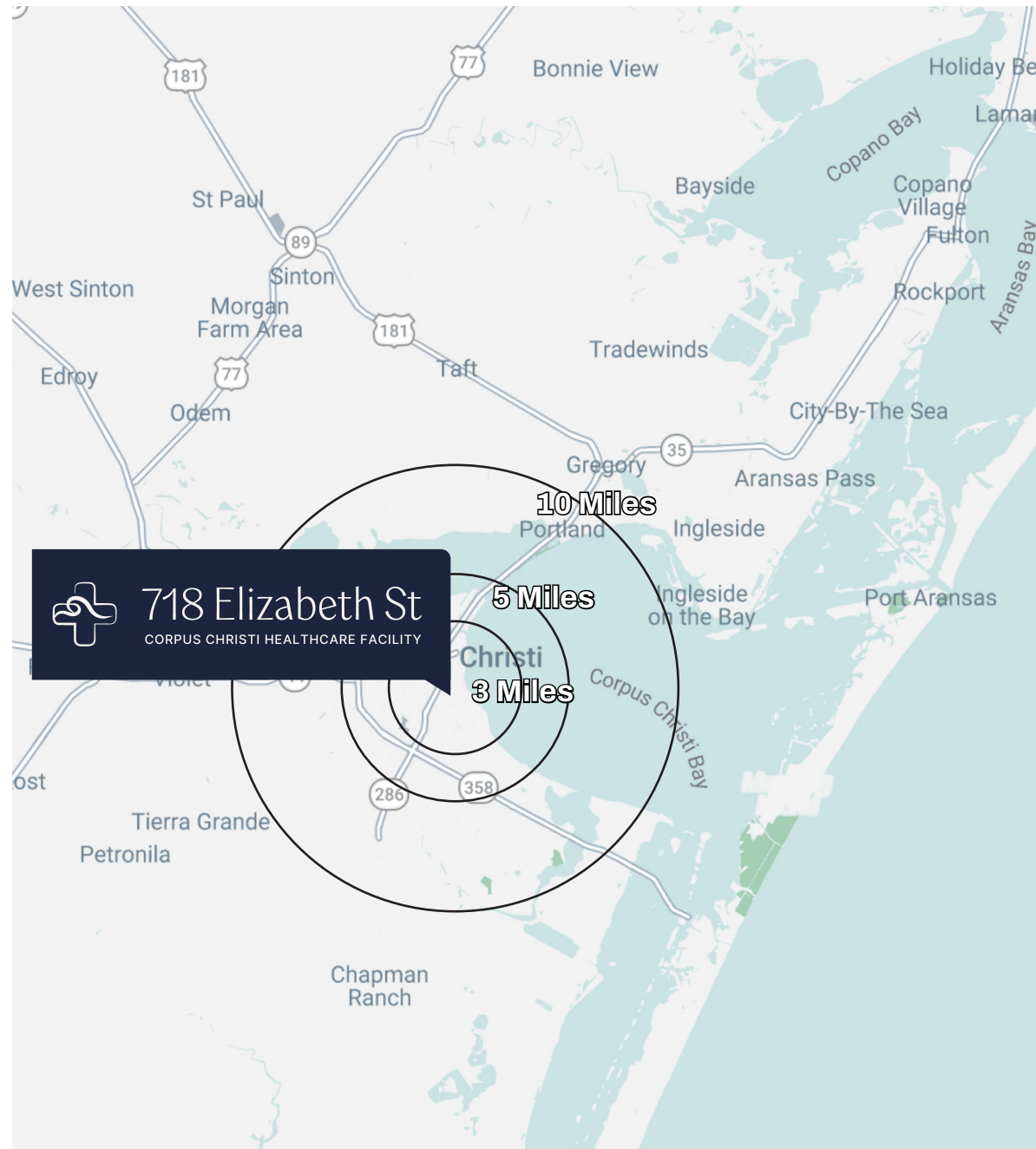
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	70,719	133,572	276,160
2030 Projection	70,288	132,360	274,522
Median Age	39.5	38.8	37.2

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$66,315	\$69,482	\$84,014
Median Household Income	\$47,740	\$52,563	\$64,372

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$120,407	\$142,381	\$201,891

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	13,247	26,401	56,647
Renter-Occupied Housing	12,553	22,651	44,772



Licia Salinas

Vice President
 (210) 253-2931
 licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
 (210) 563-7070
 yesenia.smith@transwestern.com



Get in Touch

Licia Salinas

Vice President
(210) 253-2931
licia.salinas@transwestern.com

Yesenia Smith

Senior Associate
(210) 563-7070
yesenia.smith@transwestern.com