

FLYNN PARKWAY TOWER

5155 FLYNN PKWY
CORPUS CHRISTI, TX 78411

LEASE RATE:
\$16.50/SF
FULL
SERVICE



MEGAN JURACH

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MATTHEW CRAVEY, SIOR, CCIM

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168
Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Class B Office Space
Total Available Space:	11,212 SF Available & Contiguous (Full 5th Floor)
Lease Rate:	\$16.50/SF/year Full Service
Total Bldg Size:	84,266 SF (6 Floors)
Year Built:	1981
Parking Ratio:	3.0/1000 SF Surface Parking
Zoning:	CG-1
Submarket:	South Side

PROPERTY OVERVIEW

Flynn Parkway Tower is a 6-story, multi-tenant office building located in Corpus Christi's South Side submarket. Built in 1981, the property features an attractive atrium design with open sightlines to all floors and common walkways overlooking the central lobby. Three elevators service the building, providing convenient access for employees and visitors alike.

The entire 5th floor is available for lease, totaling 11,212 SF. The available suites offer traditional office layouts with multiple private offices, conference rooms, and generous open areas suitable for a wide range of professional users.

With the remaining floors occupied by state agencies—including the Health & Human Services Commission, Texas Department of Insurance and Department of State Health Services—the building is an ideal setting for tenants seeking a professional, government-adjacent environment. Suitable uses include law firms, insurance or accounting offices, healthcare administrators, behavioral health or counseling providers, consulting firms and other organizations that serve the public or support state and local operations. Flynn Parkway Tower provides a stable, professional setting for tenants seeking a well-maintained office environment in a central, accessible South Side location.

SPACES	MONTHLY RENT	SPACE SIZE	OCCUPANCY
Suite 500	\$4,349/mo. Full Service	3,163 SF	Vacant - Available Now
Suite 501	\$4,951/mo. Full Service	3,601 SF	Vacant - Available Now
Suite 502	\$3,626/mo. Full Service	1,811 SF	Vacant - Available Now
Suite 503	\$2,490/mo. Full Service	2,637 SF	Vacant - Available Now

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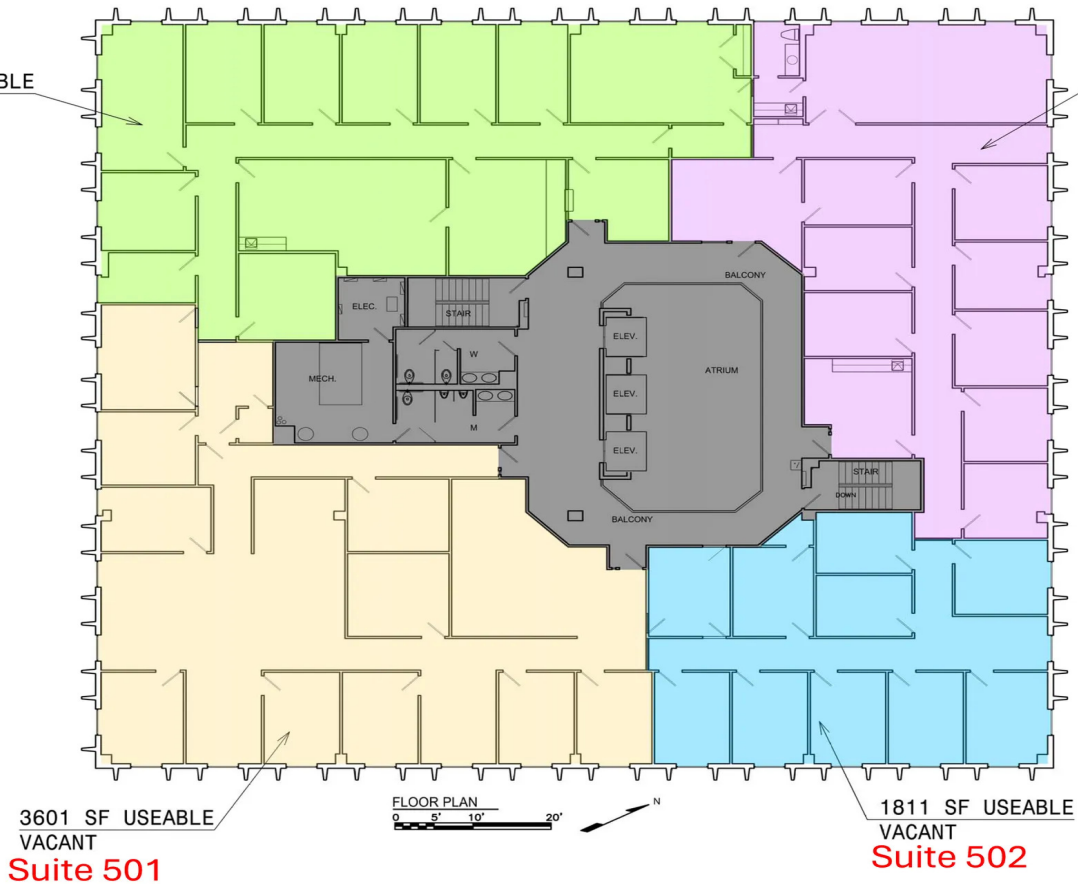
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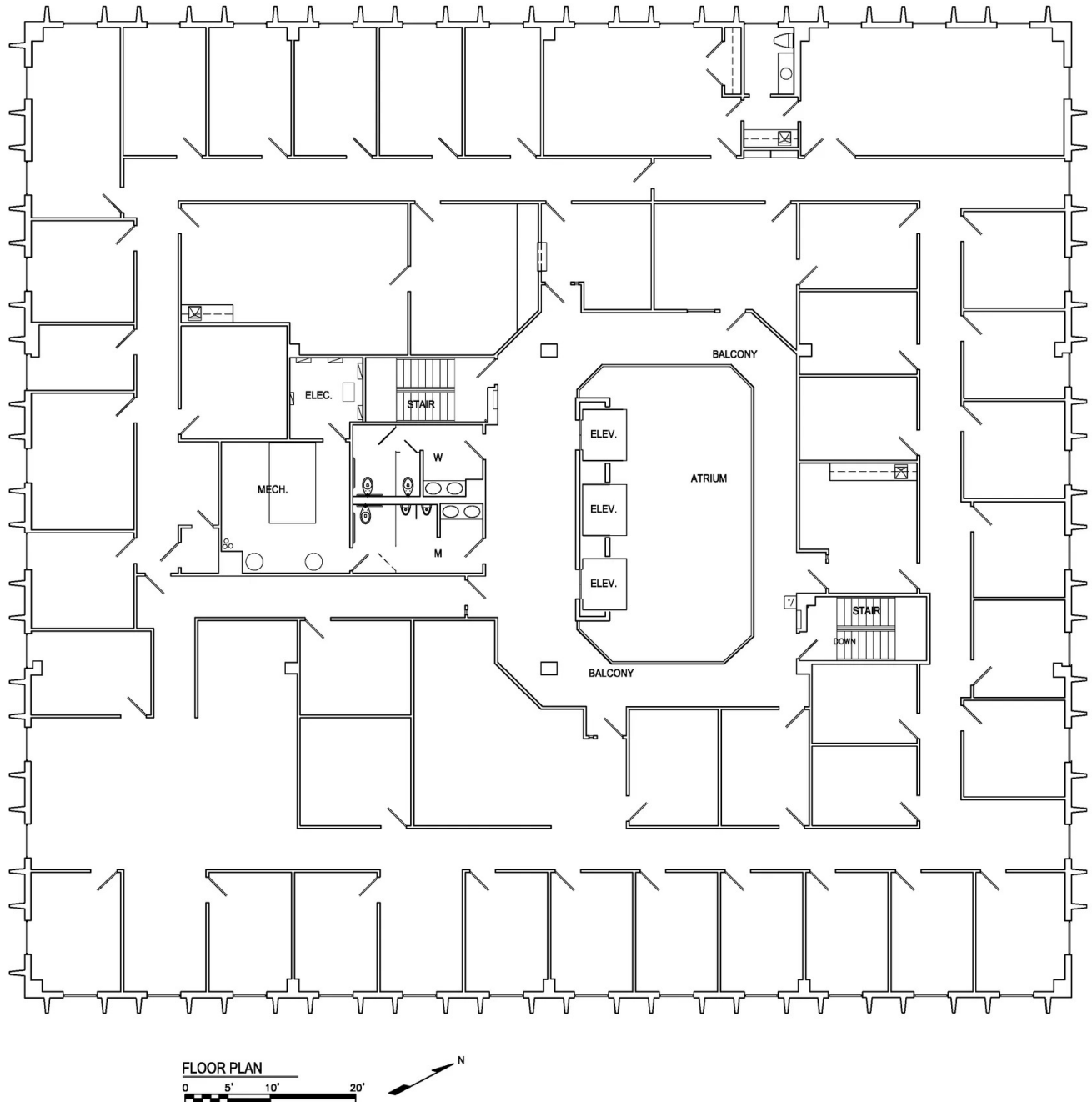
FLOOR PLAN: 5TH FLOOR

Suite 5003163 SF USEABLE
VACANT**Suite 503**2637 SF
USEABLE
VACANT**MEGAN JURACH**361.265.4184
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FLOOR PLAN: 5TH FLOOR (11,212 SF CONTIGUOUS)



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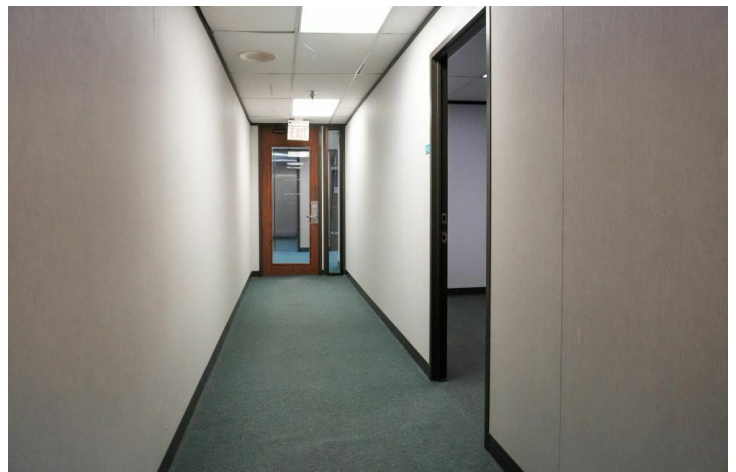
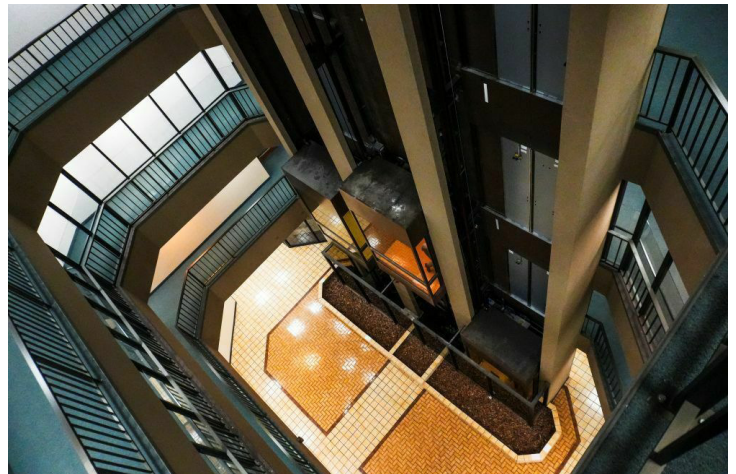
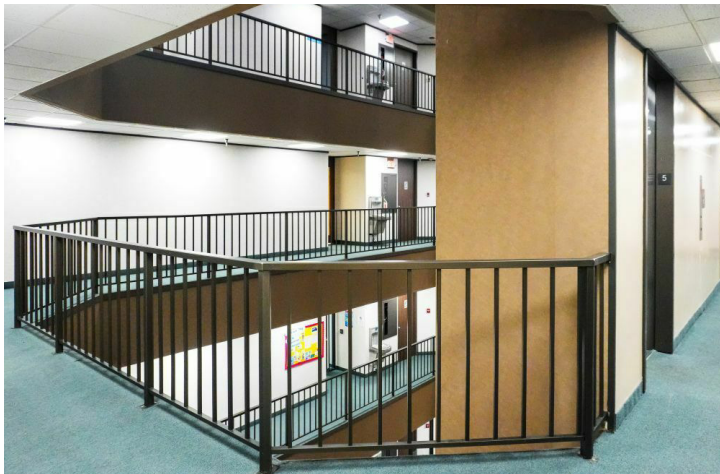
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INTERIOR IMAGES



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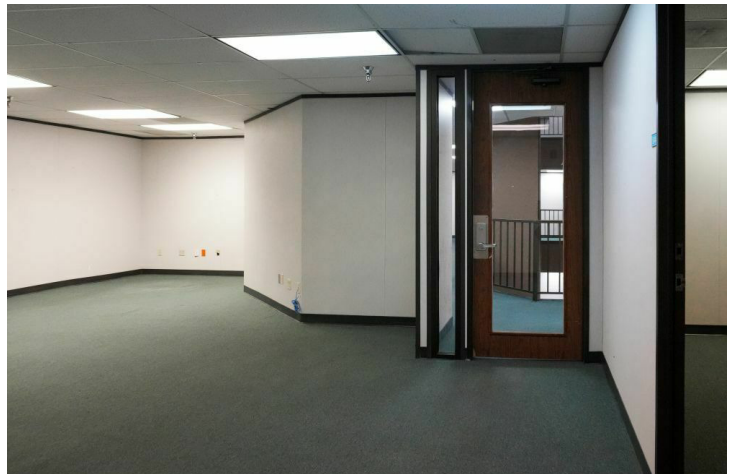
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RETAILER MAP



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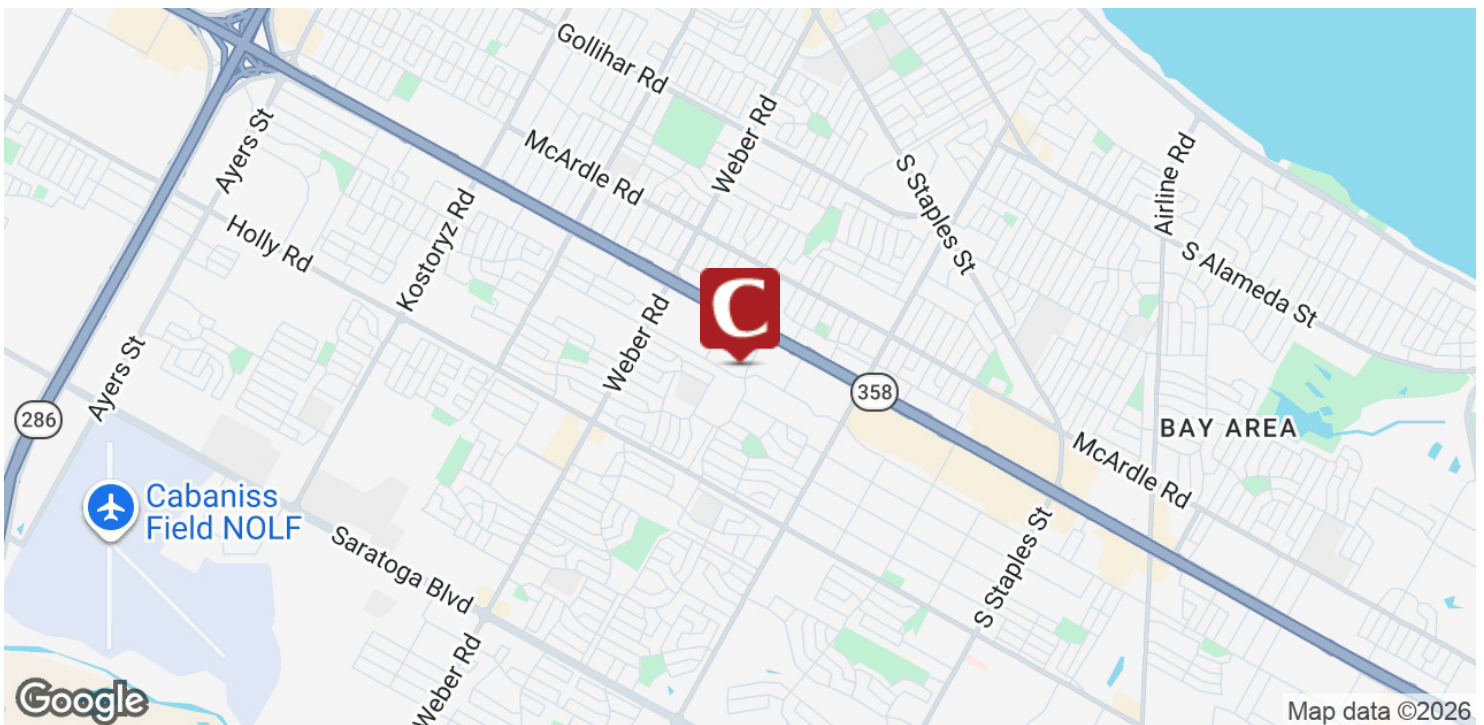
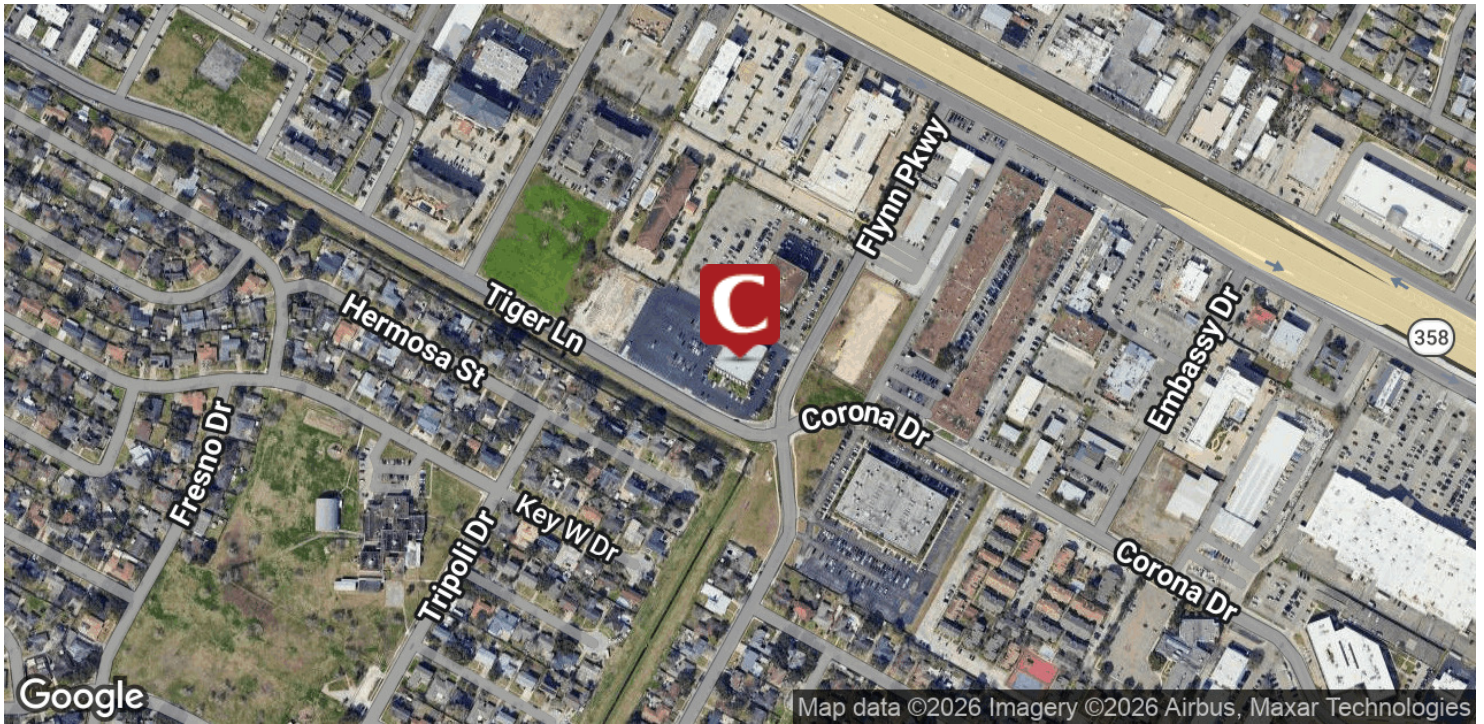
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LOCATION MAP



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Information About Brokerage Services

11-2-2015

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

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.

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.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Megan Jurach	844608	megan.jurach@craveyrealestate.com	361.265.4184
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Matthew Cravey

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