



OFFICE SPACE FOR LEASE

1,000 - 14,000+ sq ft

\$14.00/SF/YR/+NNN

This property is located in a **high traffic location in Downtown Corpus Christi**. The expansive windows usher in abundant natural light, enhancing the interior ambiance. The building has a range of amenities, including contemporary conference rooms, a state-of-the-art workout facility, a food court, secure parking complemented by a skywalk for seamless access, on-site maintenance, and daily office cleaning services.



CONTACT US



scalk@quincytx.com



(361) 888 - 4845



802 N. Carancahua St.
Corpus Christi, TX, 78401

BUILDING FEATURES

- Elevator modernization
- Floor-to-ceiling Lobby
- On-site maintenance
- On-site daily cleaning
- 24/7 Controlled Access
- Reserved covered or uncovered Parking



NEW FEATURES

FLOOR-TO-CEILING ENTRANCE REMODEL



ELEVATOR MODERNIZATION

Our elevator modernization involved a large-scale project that updated machinery and controls to provide safe and efficient transportation throughout the facility.





NEW FEATURES

NEW FOOD COURT INSTALLATION



COFFEE WAVES AS OUR FIRST VENDOR



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BUILDING AMENITIES

NEW FITNESS CENTER

Our fitness center also includes lockers, showers, and purified water for all your employees 7-days a week.



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OUR TEAM



BUILDING
FOR YOU

WE RENOVATE AND REMODEL

SAVING YOU TIME AND MONEY

Our in-house handymen are the bread and butter to our buildings. We provide faster demo, remodel, and renovations than our competitors because we do the work NOT a 3rd party.



COMMON RENOVATIONS

- Kitchenette
- Flooring
- Cabinets
- Reconfiguration of space
- Receptions
- Glass wall installations

OUR TEAM

- Interior Designer
- Carpenters
- Plumbers
- Engineers
- Painters
- A/C Technicians
- Electricians



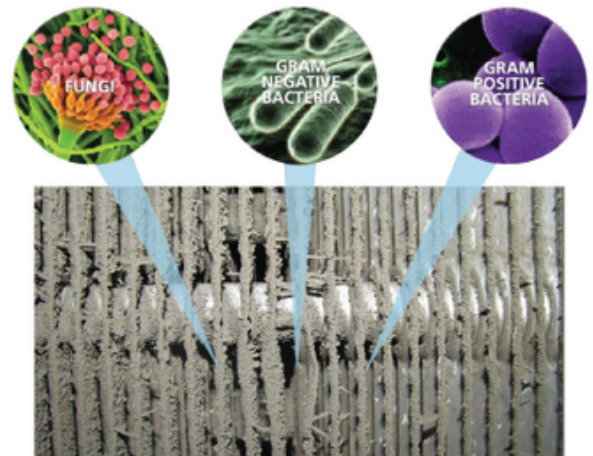


TAKE COMFORT IN YOUR AIR

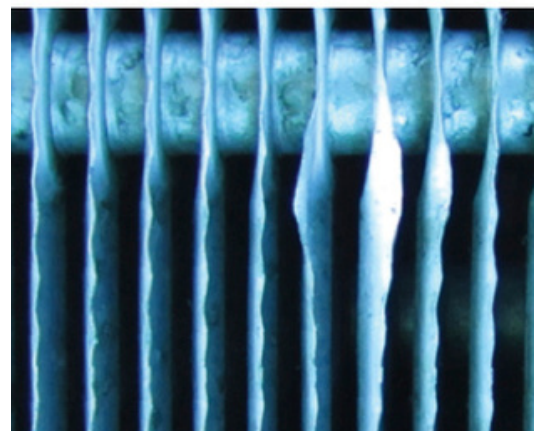
802 NC takes pride in high quality air; not only for healthier and more productive employees but also to provide a safe working environment.

802 NC has custom-designed, multiple UV-C Emitters installed in each HVAC Air handler on each floor of the building. "UV-C inactivates 99.9% of viruses on fly-by through the HVAC system."

Typical Cooling coil fins without Steril-Air UV-C Emitters



Coils with Steril-Aire UV-C Emitters



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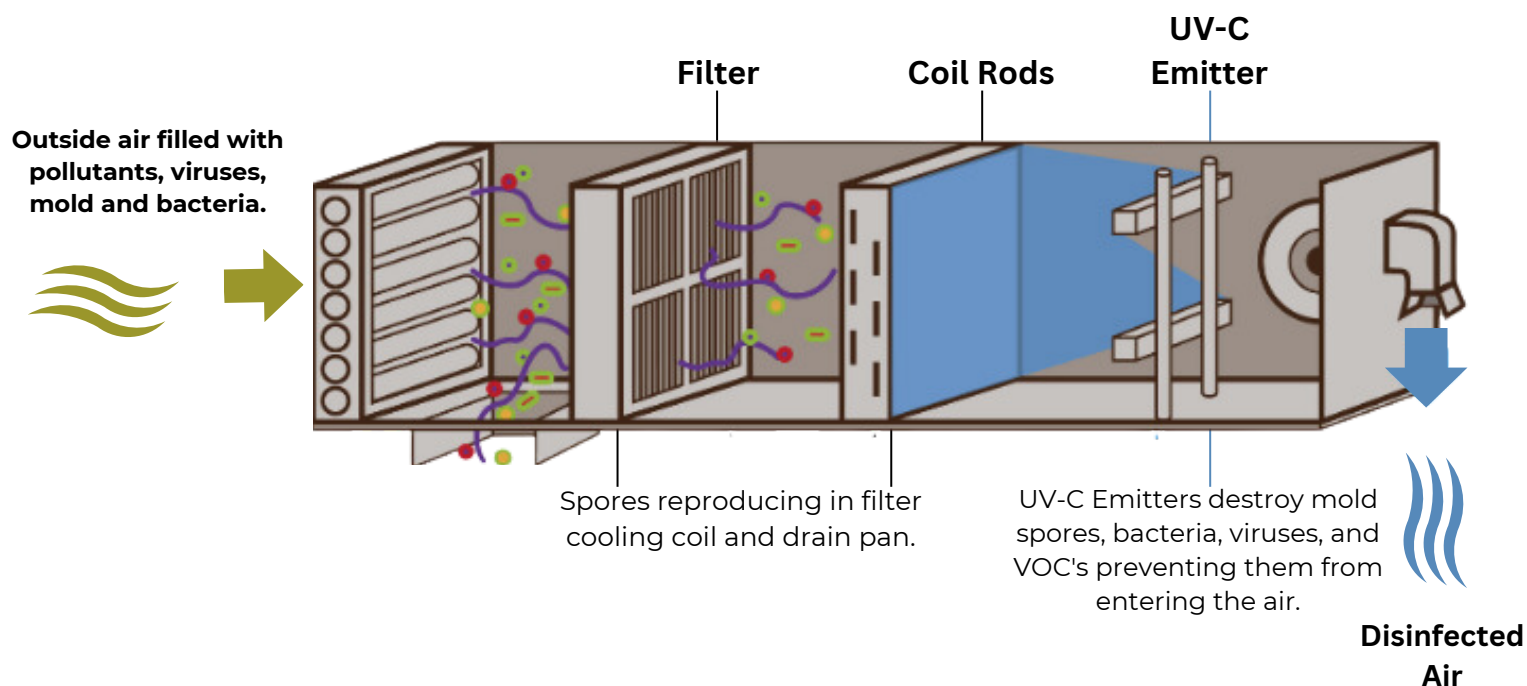
"The Steril-Aire UV-C Emitter achieved 99.96 % destruction in a single pass on airborne bacteria, 99 % on viruses, and 96 % on spores."

Steril Aire UV-C Emitters are installed in all 802 NC HVAC systems.

Comfort for Your Indoor Air Quality

Clean systems are more reliable and don't contribute to foul odors, allergens, or pathogens in airstreams. The custom designed UV-C systems in 802 NC remove 99.9% of viruses on fly-by through the HVAC system.

How Does a UV-C Emitter Work?



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