



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 windows
- On-site maintenance
- On-site nightly cleaning
- 24/7 Access control
- Reserved covered or uncovered Parking
- Water softener system
- UV-C Emitters in Air Handlers for clean air



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.



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NEW FEATURES

NEW FOOD COURT INSTALLATION

This indoor food court provides tenants with a comfortable space to take a break, enjoy coffee or lunch, or connect with colleagues throughout the day. Complimentary Wi-Fi and convenient laptop charging stations make it an ideal setting to relax, meet, or work away from the office.



BELL'AROMA CAFE

Stop by Bell'Aroma Café for fresh soups, salads, sandwiches, açai bowls, desserts, specialty coffee, and a variety of refreshing energy drinks—all just steps away from the office. The 802 NC café marks Bell'Aroma's fourth Corpus Christi location, bringing a local favorite directly to the building. In 2026, Bell'Aroma was also nominated for Best Café/Deli in Corpus Christi.



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BUILDING AMENITIES

NEW FITNESS CENTER

Our on-site fitness center provides a convenient way for employees to stay active and maintain a healthy routine without leaving the building. The facility includes lockers, showers, and purified water and is available to tenants seven days a week, making it easy to fit a workout into the day before work, during lunch, or after hours.



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BUILDING FEATURES

ON-SITE PROPERTY MANAGEMENT

- Locally Operated
- On-site Property Management M-F
- Quick response time
- Work Order System



NIGHTLY CLEANING SERVICES

- Monday - Friday Nightly Cleanings
- Dusting
- Trash Removal
- Vacuuming
- Carpet Spot Cleaning
- Interior Window Cleaning



24/7 SECURITY



MAINTENANCE



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THE TEAM



BUILDING
FOR YOU

RENOVATE OR REMODEL

SAVING TIME AND MONEY

These handymen are the bread and butter to our buildings. Hulen can provide faster demo, remodel, and renovations than competitors as they work directly with the building to ensure smooth, efficient and timely buildouts.



WHO'S INVOLVED?

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

COMMON RENOVATIONS

- Reception area
- Flooring
- Cabinets
- Reconfiguration of space
- Glass wall installations
- Lighting upgrades



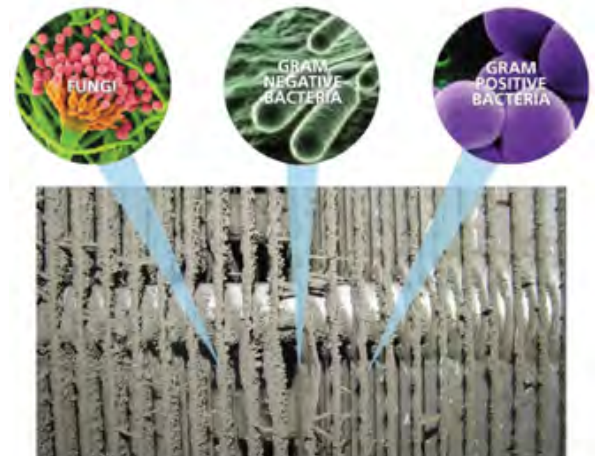


TAKE COMFORT IN YOUR AIR

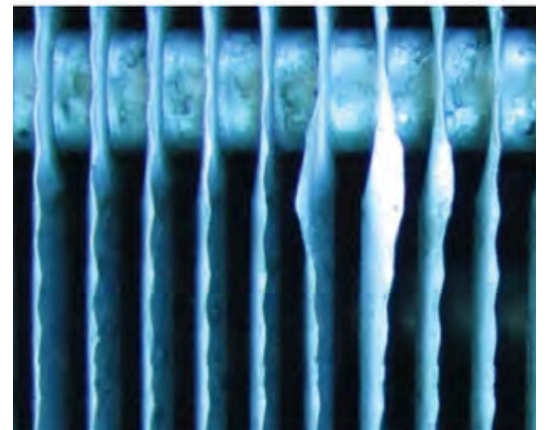
802 NC takes pride in high quality air; not only for healthier and more productive employees but also to provide a safe working environment.

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-Air UV-C Emitters



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FOLLOW US

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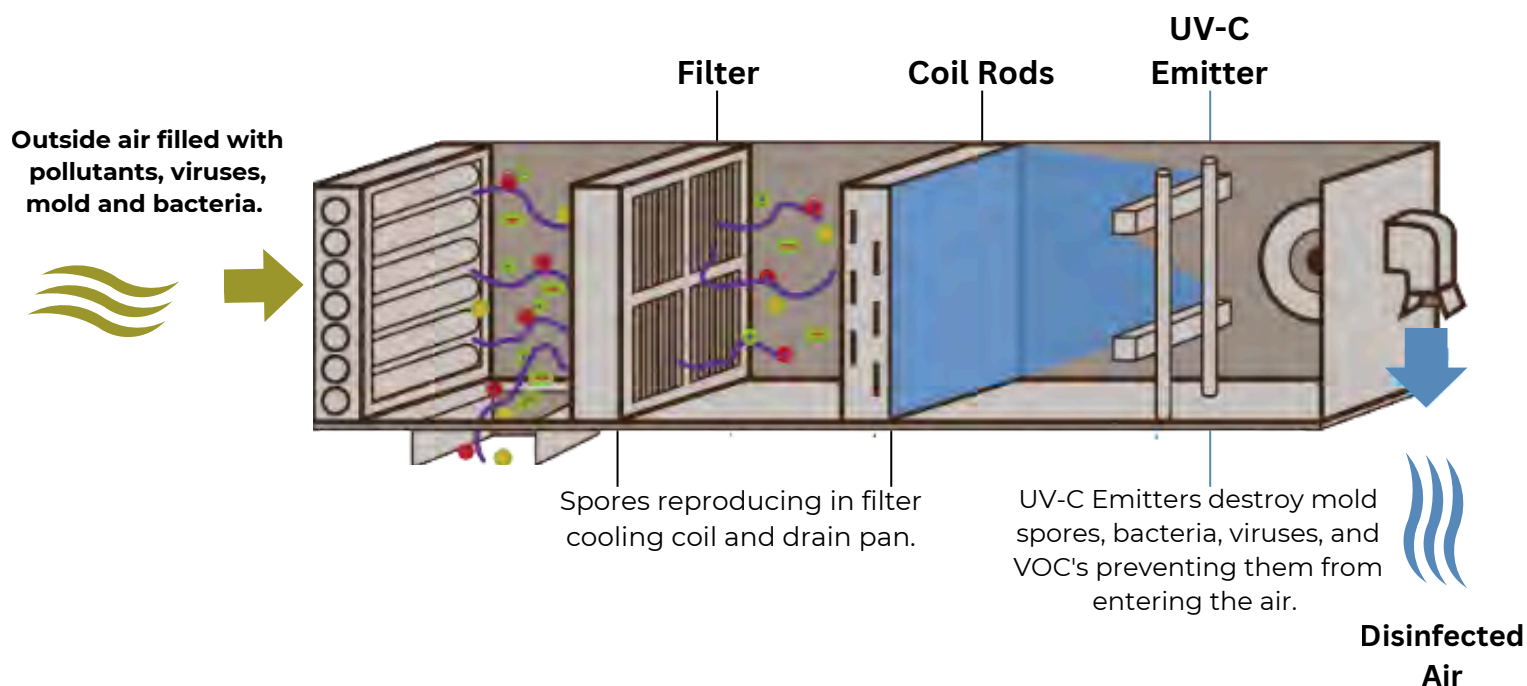
"The Steril-Aire UV-C Emitter achieved 99.96 % destruction in a single pass on airborne bacteria, 99 % on viruses, and 96 % on spores."

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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