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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

ALAMEDA OFFICE SPACE FOR LEASE

ADDRESS: 4449 S. Alameda Street, Corpus Christi, Texas 78412

LEGAL DESCRIPTION: Windsor Park, Lot 12, Block 1

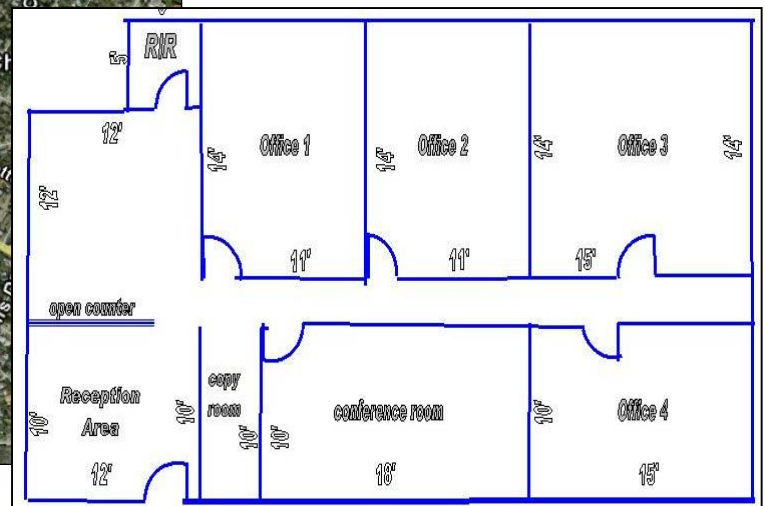
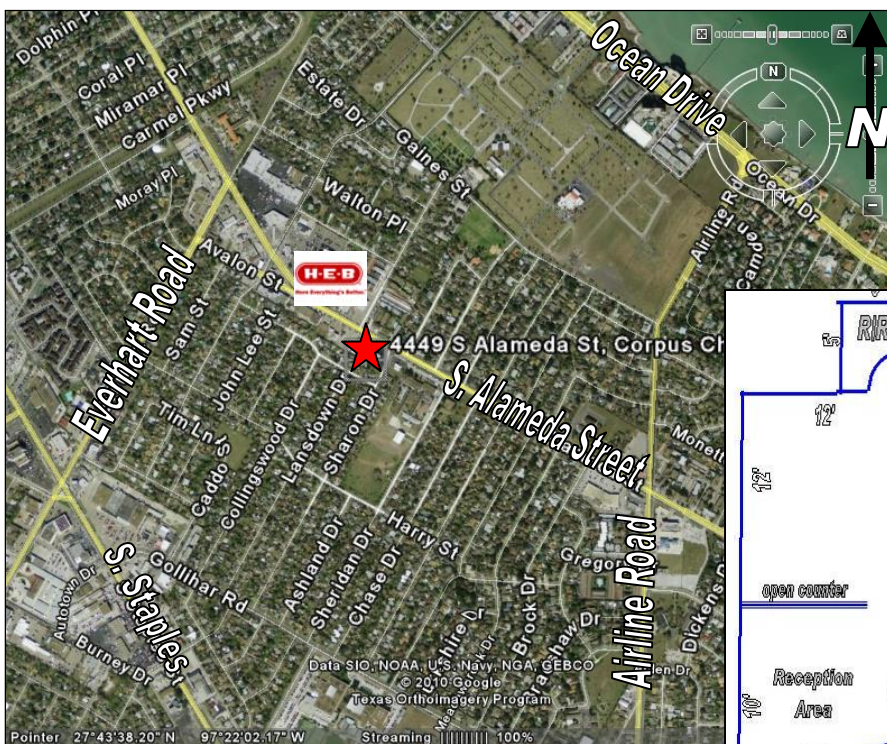
SIZE / PROPERTY DESCRIPTION: 1,500/sf office space. Located on the SW corner of Sharon and S. Alameda, just west of Winsor Park Elementary School. In a local retail area and close to the H.E.B. grocery store at Robert and S. Alameda.

ZONING: B-1 (Neighborhood Business)

PRICE: \$1.00/sf/gross rent and \$3,000 worth of TI **TERM:** 3-5 year lease

COMMENTS: There are 4 offices, a reception area and a conference room. Building has an excellent location on South Alameda between Everhart and Airline Roads. There is ample parking and a free-standing pole sign. Also installed is a new a/c and new ballasts (lights). Building is shared with a dentist office.

CONTACT: WAYNE LUNDQUIST,
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