

FOR SUB-LEASE

PRIME OFFICE SPACE

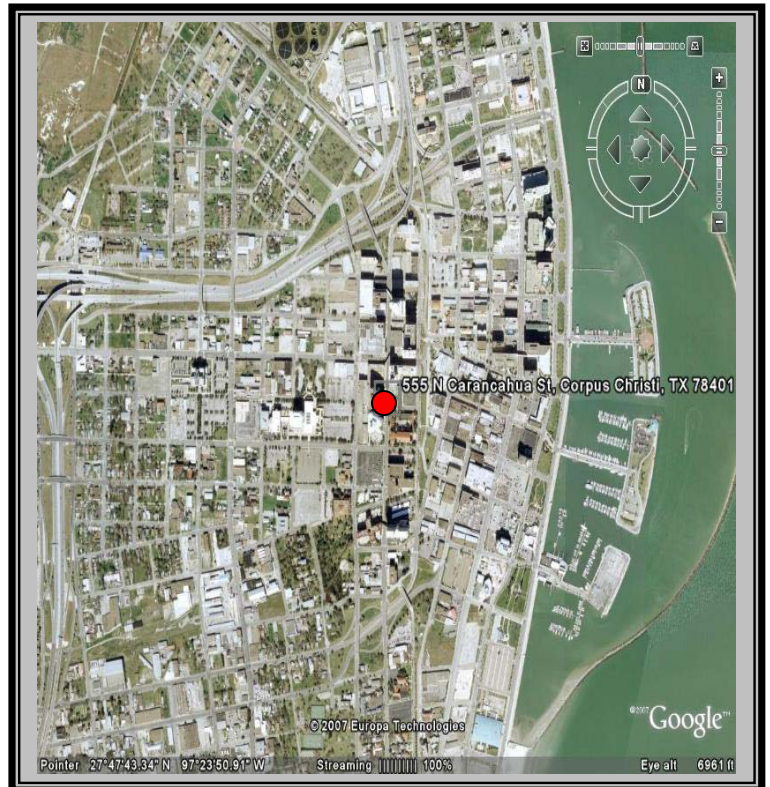
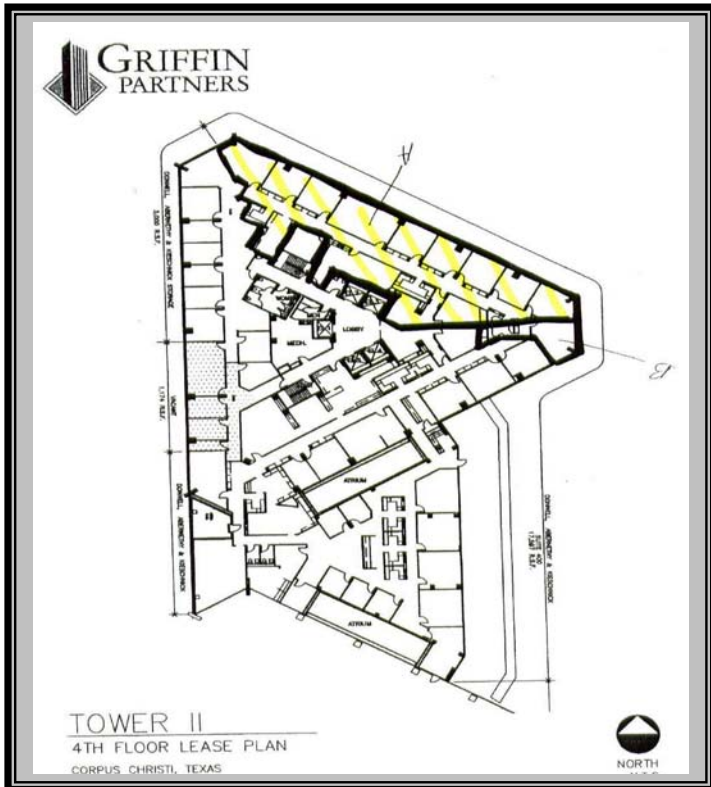
TOWER II

**555 N. CARANCAHUA, SUITE 400
CORPUS CHRISTI, TEXAS 78478
5,255 SF AVAILABLE**



- ▶ The fourth floor is occupied by a large attorney office that can be sub-leased.
- ▶ Building occupies the city block between Leopard, Chaparral adjacent to Nueces County Courthouse.
- ▶ 5 covered garage parking spaces are included with this sub-lease. Additional spaces are available.
- ▶ Located in the heart of the uptown business district.
- ▶ Walking distance to all major hotels, restaurants, and nearby courthouse.
- ▶ Conference room to be shared.

SUITE #400 – 5,255 SF / \$5,880/month (\$1.13/sf) through June 2014
With slight rate escalations annually



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