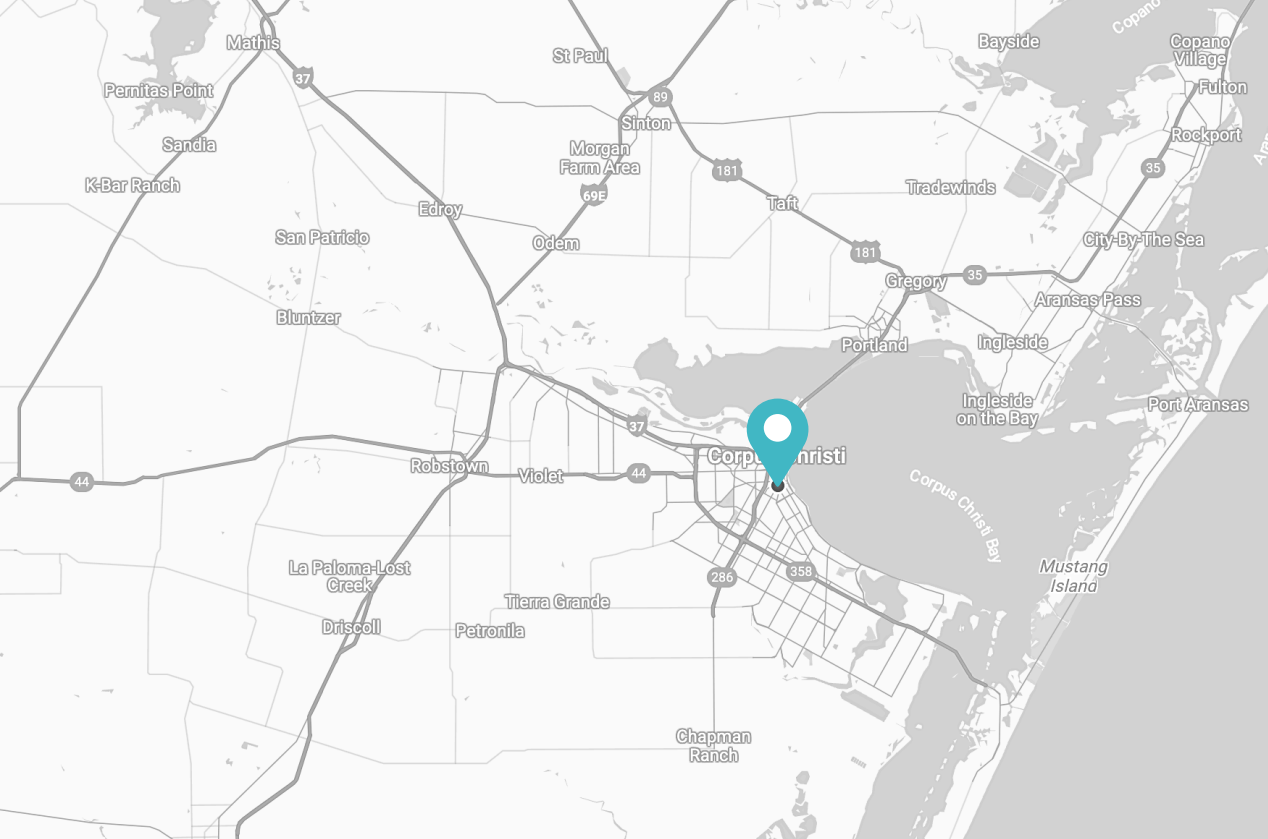




FOR LEASE | ± 1,672 - 3,944 SF

CC MEDICAL TOWER | CORPUS CHRISTI OFFICE

 1521 S Staples St, Corpus Christi, TX 78404



LOCATION

CLASS A MEDICAL OFFICE TOWER

PREMIER 10-STORY MEDICAL BUILDING WITH DIRECT ACCESS TO SPOHN SHORELINE HOSPITAL, IDEAL FOR HEALTHCARE PROVIDERS AND SPECIALTY PRACTICES

CENTRALLY LOCATED IN DOWNTOWN CORPUS CHRISTI

POSITIONED MINUTES FROM THE MARINA, COURTHOUSE, AND CITY CENTER WITH STRONG DAYTIME POPULATION AND REGIONAL ACCESS

CONNECTED TO SPOHN SHORELINE CAMPUS

DIRECTLY ACROSS FROM CHRISTUS SPOHN HOSPITAL CORPUS CHRISTI – SHORELINE, THE LARGEST AND FOREMOST ACUTE CARE FACILITY IN SOUTH TEXAS

PROPERTY HIGHLIGHTS

- **Move-in ready suites** available with a range of suite sizes ready for immediate occupancy
- On-site structured **parking garage with covered access**, ensuring patient convenience and tenant comfort
- **On-site pharmacy, urgent care clinic, café**, and elevator access provide added convenience for patients and staff

SUITES FOR LEASE:

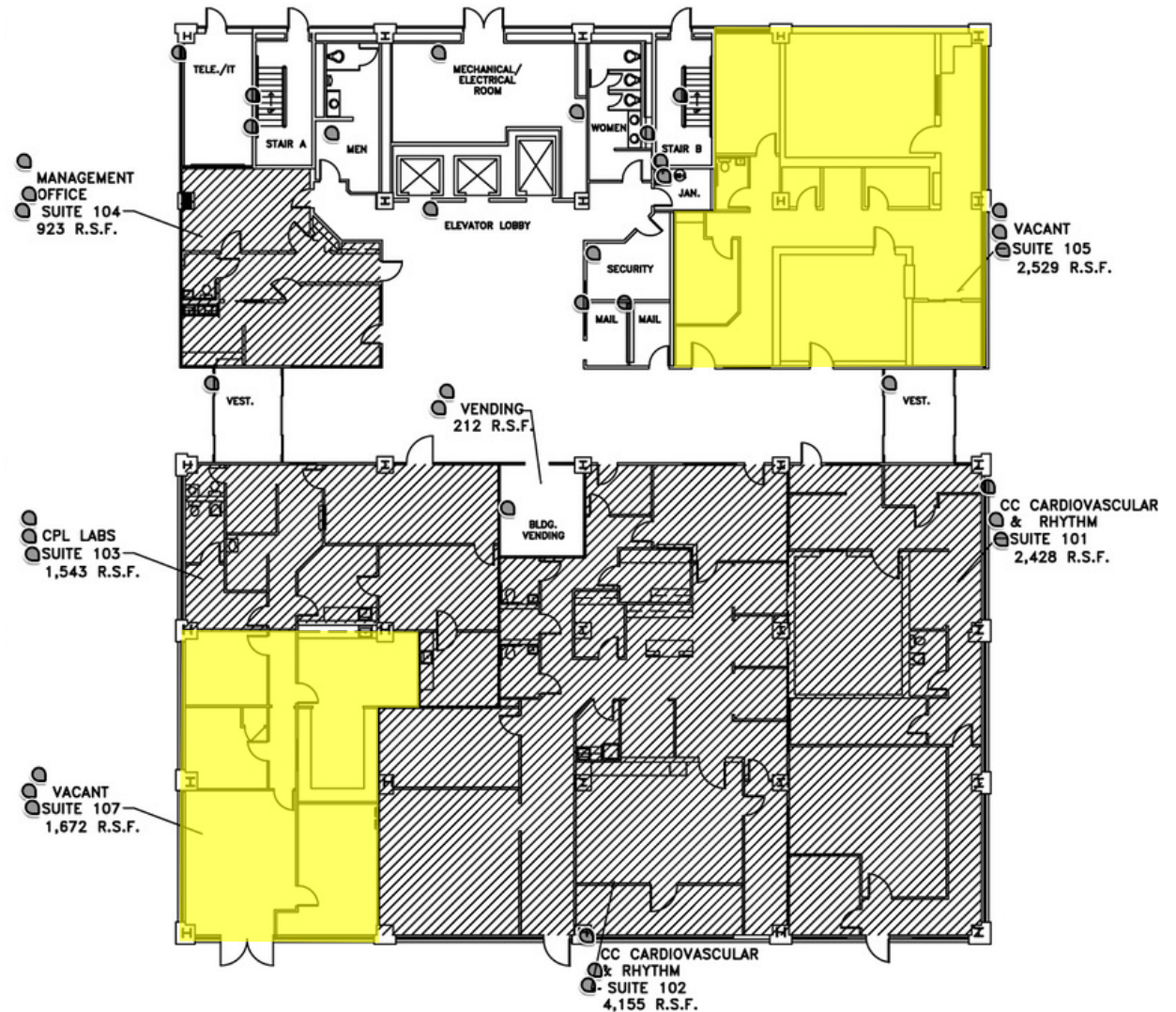
105 – 2,529 SF

\$19/SF/YR
Full Build-Out
Available Now

107 – 1,672 SF

\$19/SF/YR
Full Build-Out
Available Now

1ST FLOOR



2ND FLOOR

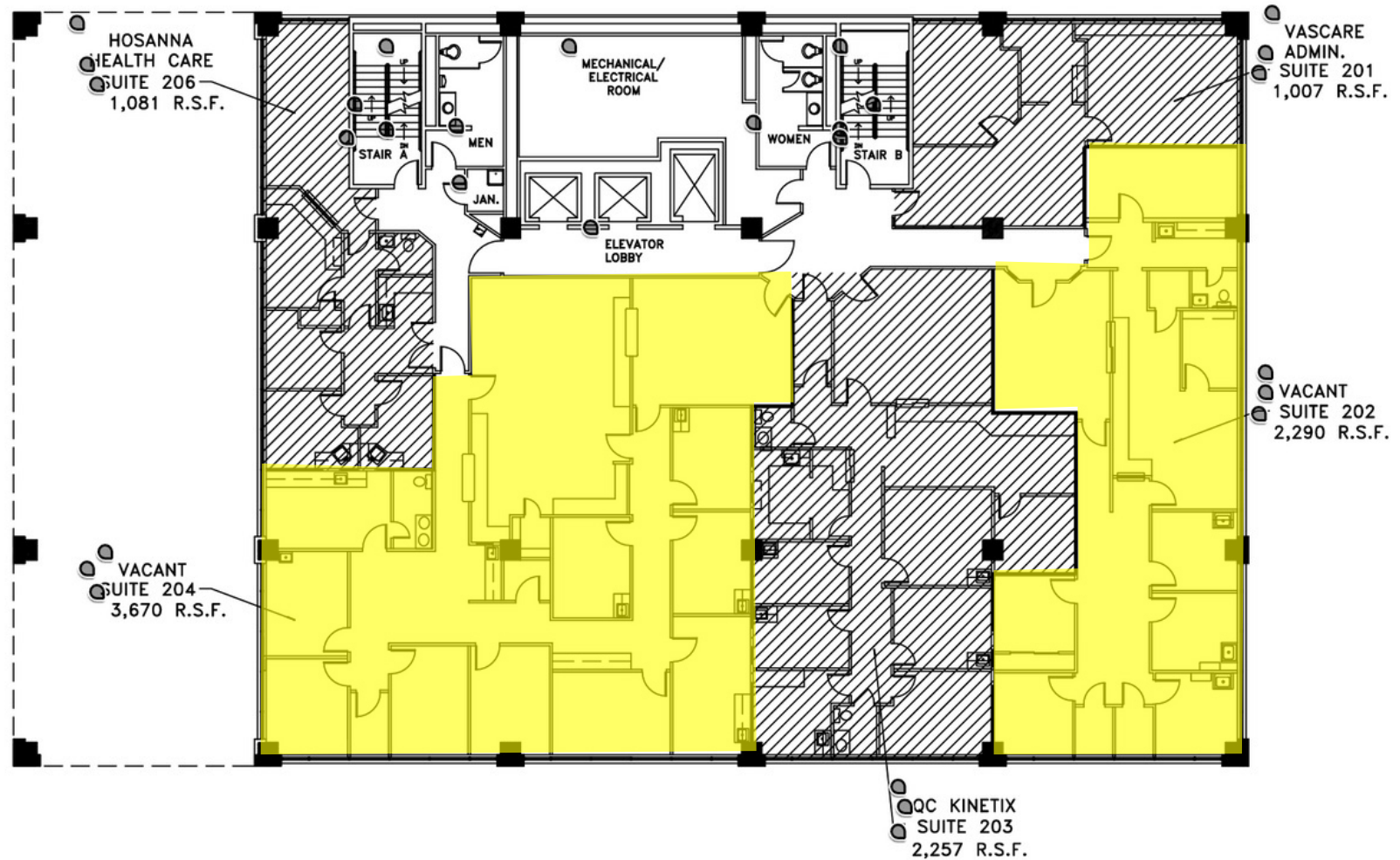
SUITES FOR LEASE:

202 – 2,290 SF

\$19/SF/YR
Full Build-Out
Available Now

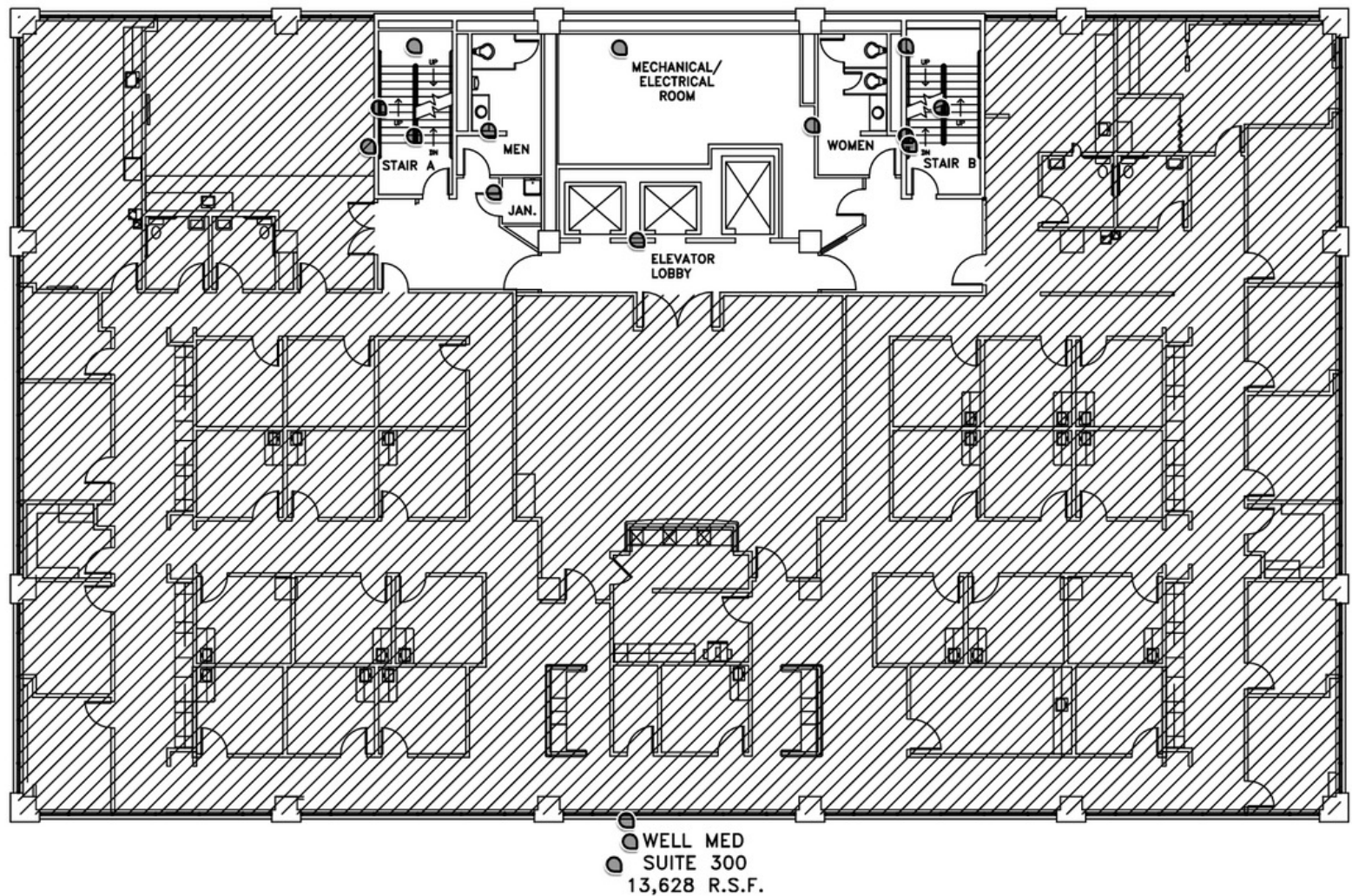
204 – 3,670 SF

\$19/SF/YR
Full Build-Out
Available Now



SUITES FOR LEASE:
100% OCCUPIED

3RD FLOOR



4TH FLOOR

SUITES FOR LEASE:

401 – 1,963 SF

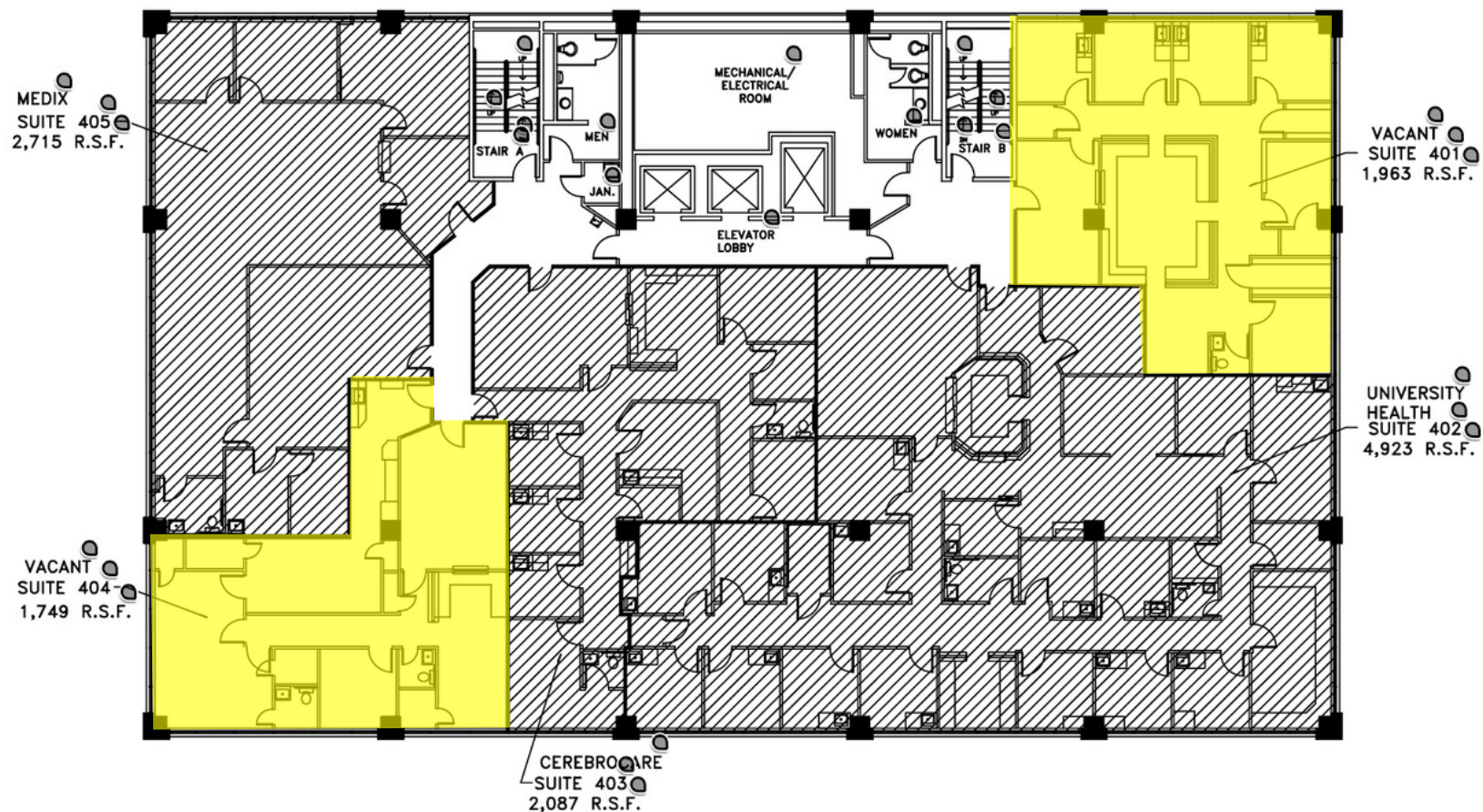
\$19/SF/YR

**Full Build-Out
Available Now**

404 – 1,749 SF

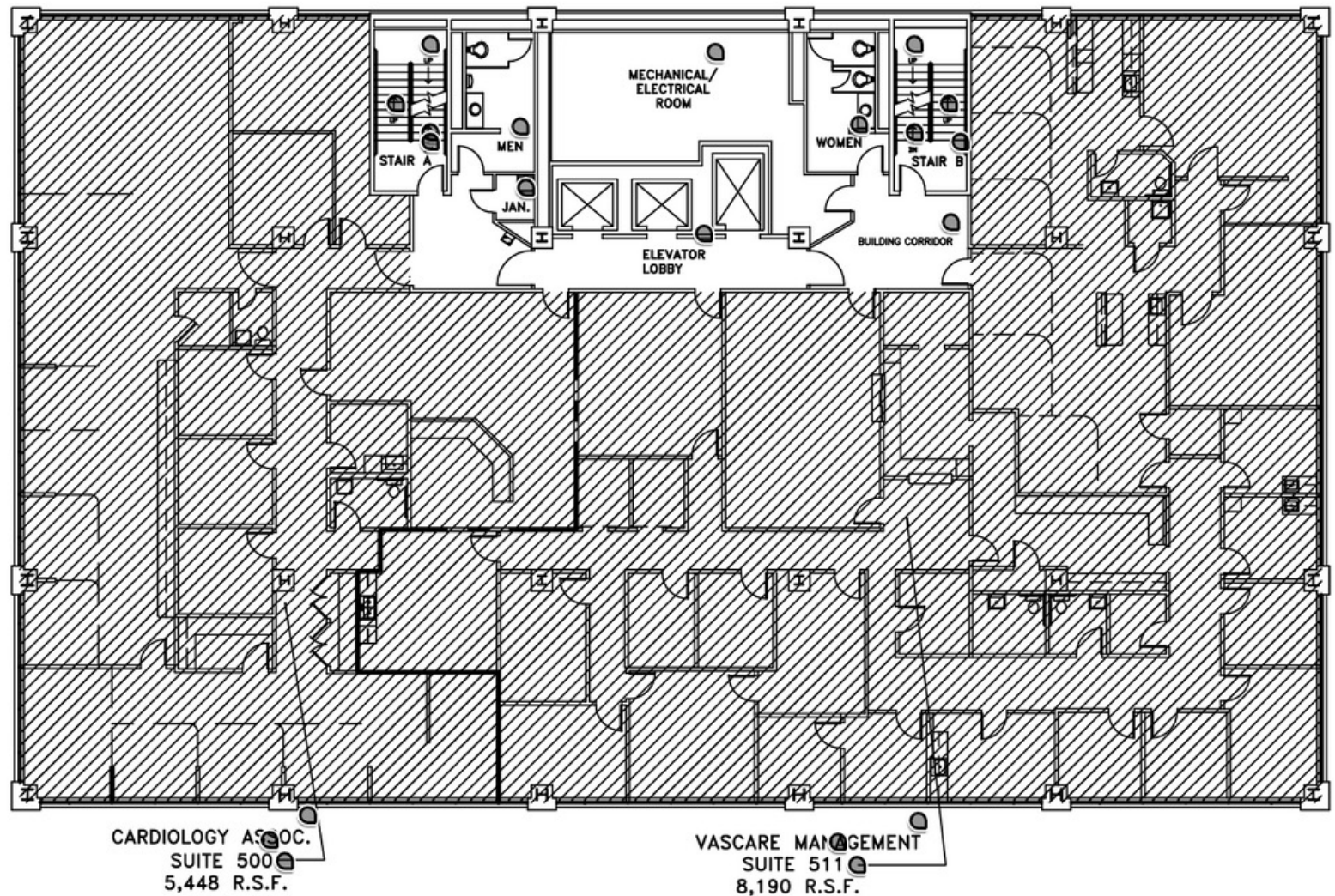
\$19/SF/YR

**Full Build-Out
Available Now**



SUITES FOR LEASE:
100% OCCUPIED

5TH FLOOR



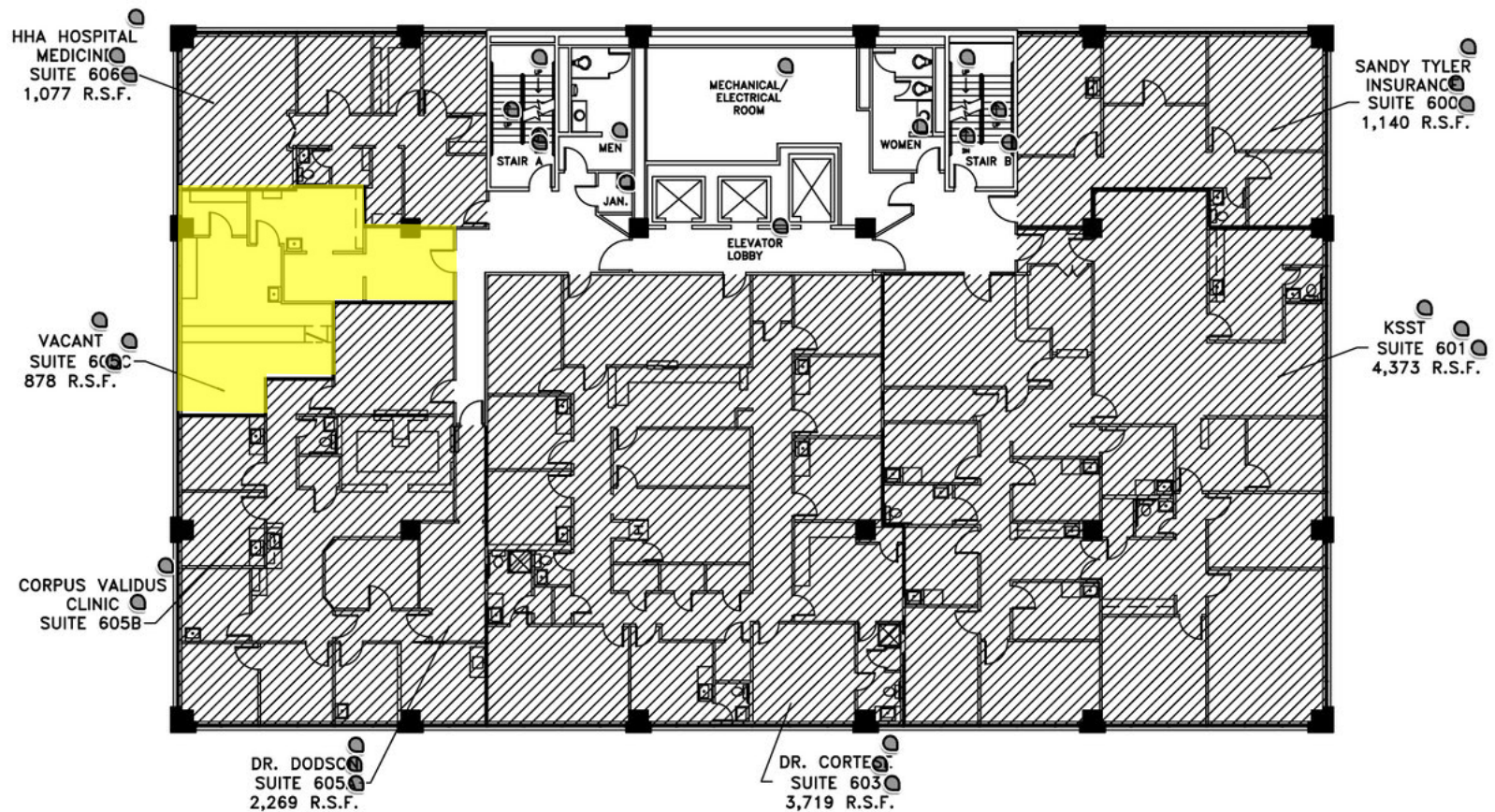
SUITES FOR LEASE:

605C – 878 SF

\$19/SF/YR

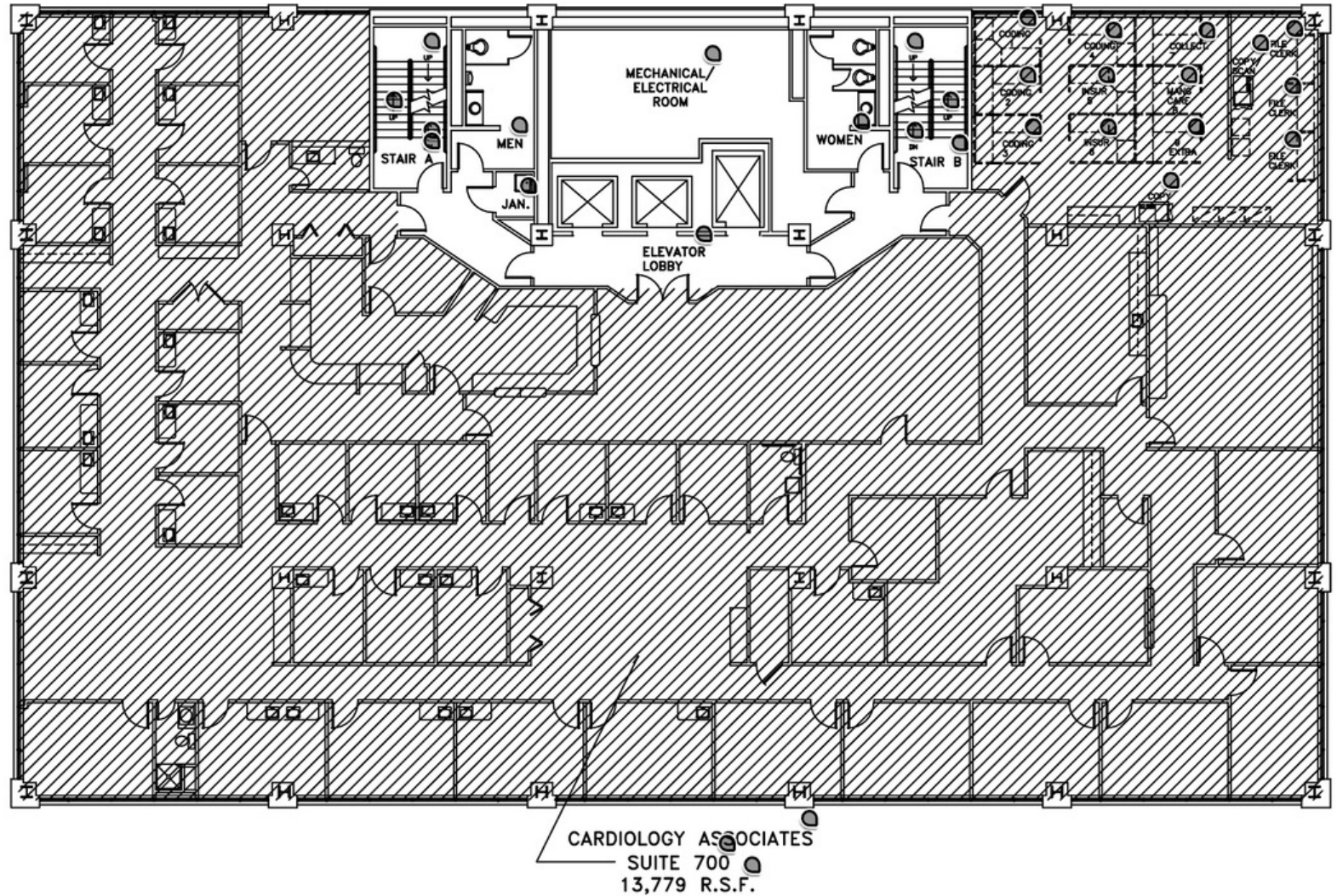
**Full Build-Out
Available Now**

6TH FLOOR



SUITES FOR LEASE:
100% OCCUPIED

7TH FLOOR



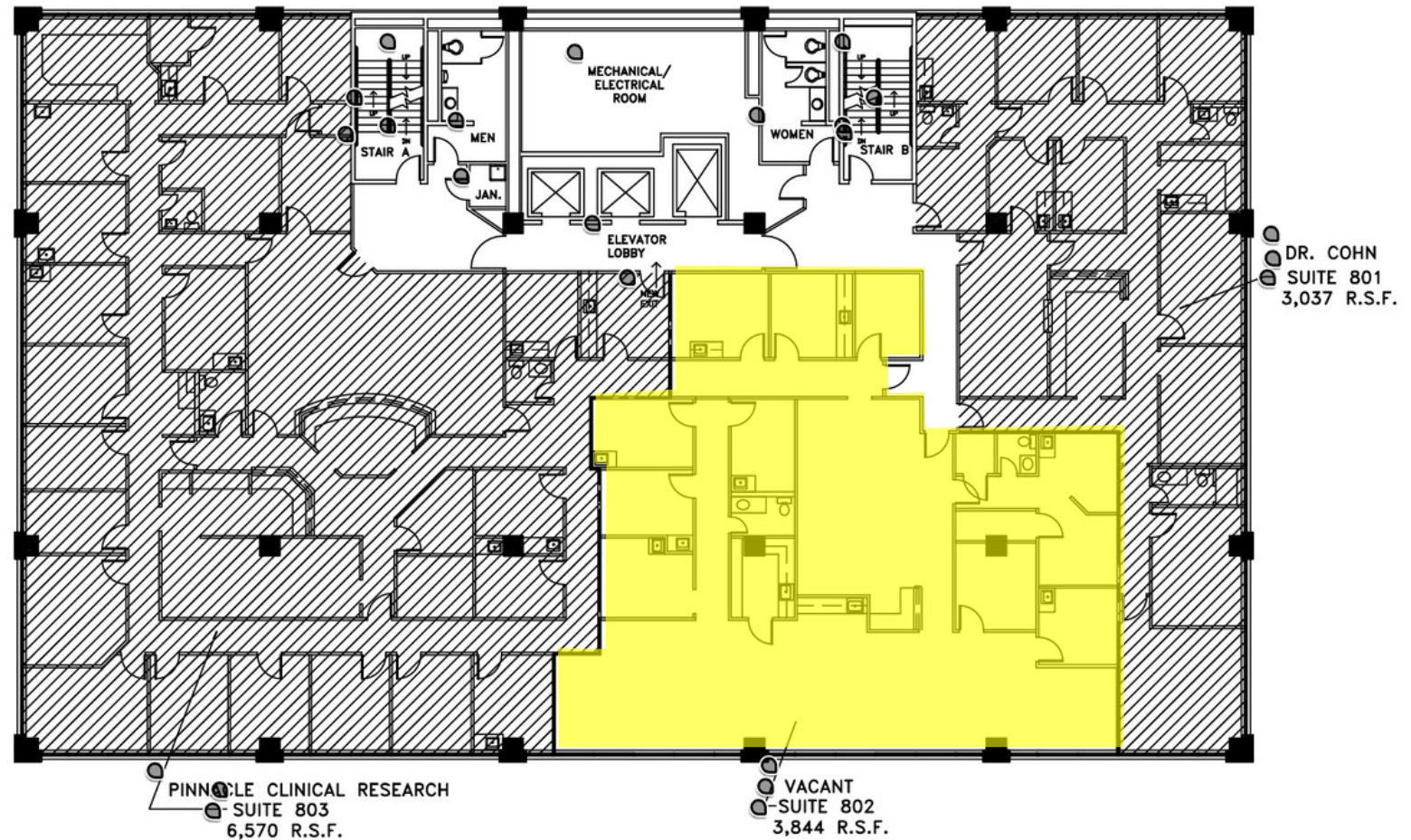
SUITES FOR LEASE:

802 – 3,844 SF

\$19/SF/YR

Full Build-Out
Available Now

8TH FLOOR



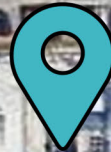
FAMILY DOLLAR

S. Alameda Street

Booby Street

Elizabeth Street

S. Staples Street



DZMI
DAVID Z. MAFRIGE INTERESTS

Med Realty
ASSET MANAGEMENT SERVICES

FOR LEASE | 1521 S Staples St, Corpus Christi, TX 78404



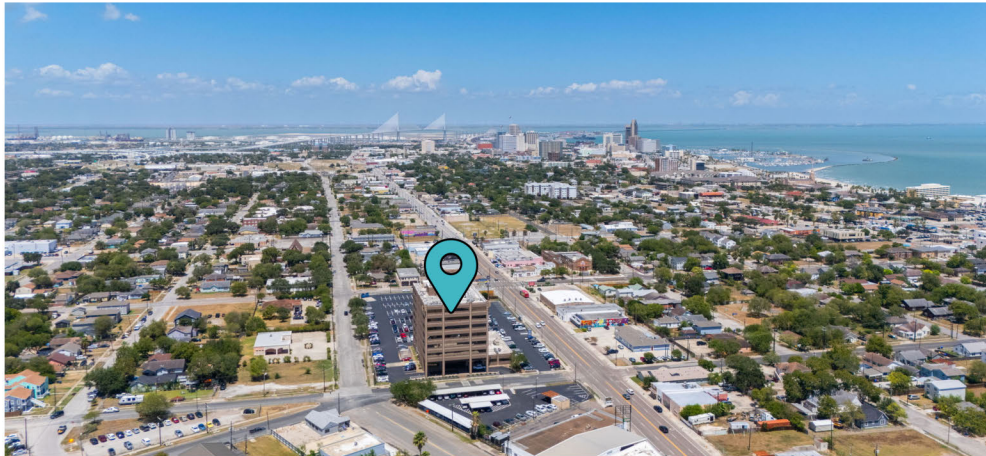
24-Hour Building Access

– Flexible Hours for
Medical Professionals

On-Site Café for Quick
Dining Options for Staff
and Visitors







CONTACT INFO

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JIM SWANN | MED REALTY

E: jim@med-realty.net