



# CC MEDICAL TOWER

CORPUS CHRISTI, TX 78404



## QUICK STATS:

- 105,000 Total Square Feet
- Quoting \$18/Sf + \$8.95 Estimated NNN
- Centered between the major Corpus Christi Hospitals

## PROPERTY OVERVIEW:

Med-Realty is excited to present CC Medical Tower, previously known as Staples Tower. Now under new ownership and property management, CC Medical Tower has been a predominant medical office building in the Corpus Christi Market for over 35 years. With Med Realty led by Jim Swan now managing the property and new ownership putting over a million dollars in renovations, CC Medical Tower is back in business! Strategically positioned between the main hospitals in the Corpus Market makes for a perfect location for any medical business or physicians office. Staples Road is very high trafficked thoroughfare that feeds straight into Downtown Corpus Christi. The building also includes a well over market parking field with a 4.66/1,000 parking ratio.

TRAFFIC COUNTS	VEHICLES/DAY
Staples Street	9,404
Booty Street	4,526

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Population	15,904	91,301	157,938
Average HH Incomes	\$56,564	\$52,788	\$58,231
% Age over 55	29.1%	28.4%	27.7%



## FOR LEASING INFORMATION

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**CC MEDICAL TOWER**  
1521 S STAPLES ST  
CORPUS CHRISTI,  
TEXAS 78404  
105,000 SF

**CHRISTUS SPOHN**  
Hospital Corpus Christi  
Memorial

**WELLMED**  
HEALTH CENTER

**SURGICARE**  
SPECIALTY  
HOSPITAL

**PAM REHABILITATION**  
HOSPITAL & LTACH  
OF CORPUS CHRISTI

**CHRISTUS SPOHN**  
Hospital Corpus Christi  
Shoreline

**WELLMED**  
HEALTH CENTER

**WELLMED**



**LabCorp**

**WELLMED**  
HEALTH CENTER

**FRESENIUS**  
KIDNEY CARE

**Radiology Associates**

**Quest**  
Diagnostics

**CHRISTUS SPOHN**  
Family Health Center  
Westside

**CORPUS CHRISTI**  
MEDICAL CENTER  
An HCA Affiliated Hospital

**WELLMED**  
HEALTH CENTER

**Driscoll**  
CHILDREN'S HOSPITAL

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