



## Professional Office Building

717 N Expressway, Brownsville, TX 78520



### Avanza Properties

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License: 9004913



## Professional Office Building

Price Not Disclosed

Description A 10,435 square foot professional office building with fourteen offices, large file room, storage areas conference room, break room and receptionist area. Formally used as a title company. Excellent office space. The property is located at 717 N. Expressway and is in the central quadrant of the City of Brownsville. The market area is primarily commercial type properties. This is a professional office. Alternative usage for the property might be a restaurant or hotel.

- Property is move-in ready
- Filing room is perfect for medical field professional office
- Fire protected room extra spacious for document control.
- Sign ready for use
- Beautiful landscape at entrance
- Excellent location for executive business center!

Price:	Price Not Disclosed
Building Size:	10,411 SF
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	1
Building Class:	B
Year Built:	1975
Lot Size:	48,787 SF



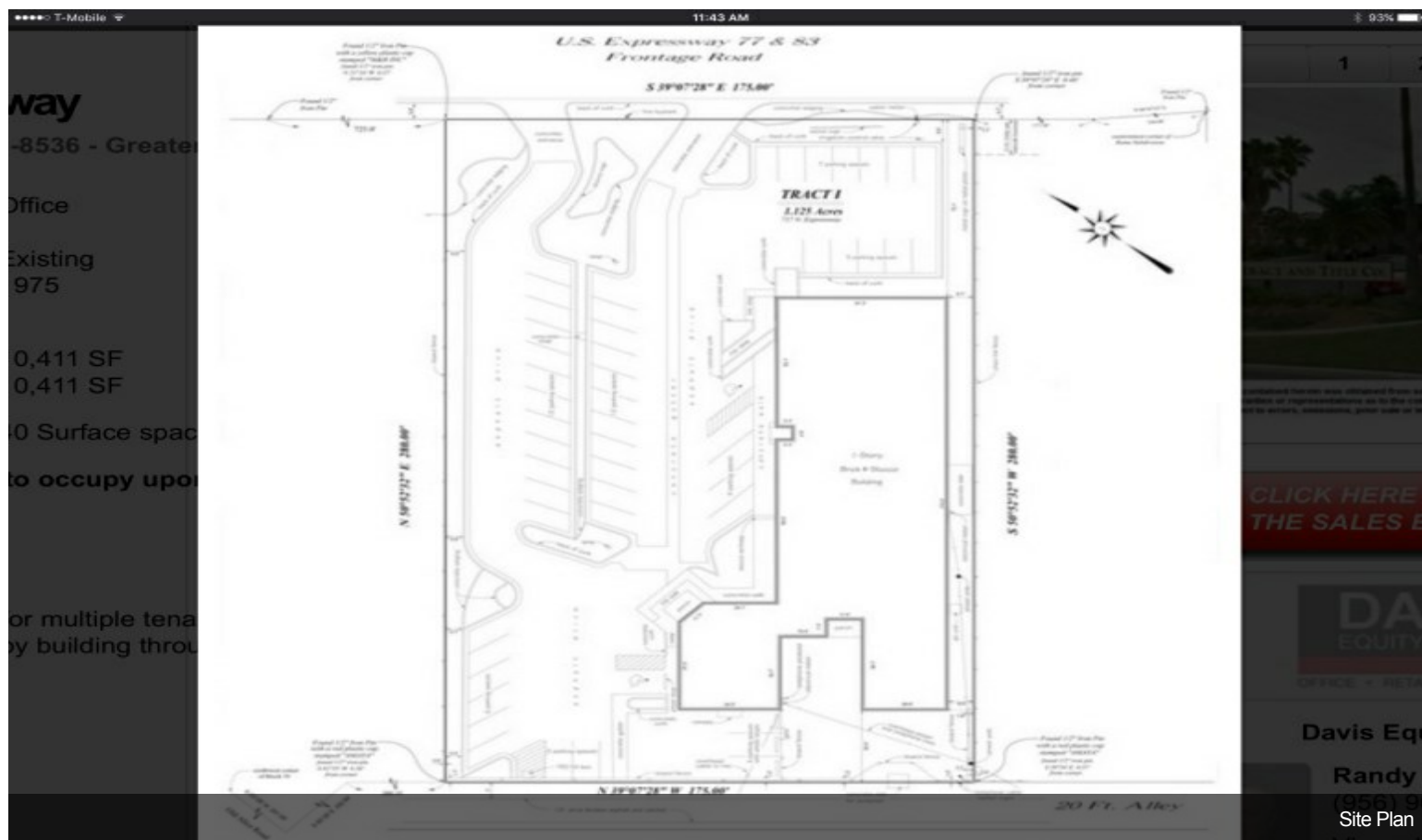
## 717 N Expressway, Brownsville, TX 78520

This superb location has all the exposure your business needs. Sign infrastructure in place. Beautifully landscaped and access from rear alley. Perfect for any business requiring exposure and immediate access to and from US 77/83.

# Property Photos



Floor Plan



way  
-8536 - Greater  
Office  
existing  
975  
0,411 SF  
0,411 SF  
0 Surface space  
to occupy upon  
or multiple tenants  
by building through

11:43 AM 93%

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Davis Equ  
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Site Plan

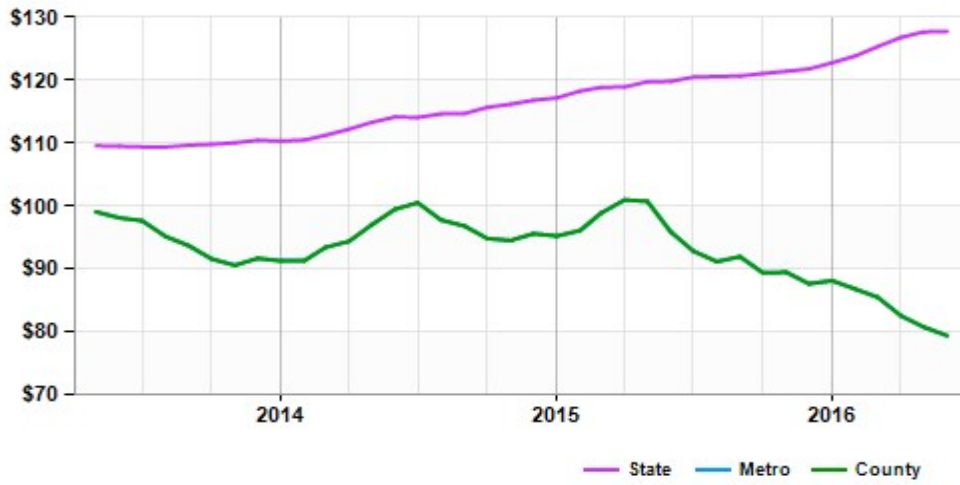


## Property Photos



# Market Trends

Asking Prices Office for Sale Brownsville, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$128	+1.9%	+6.6%
Metro	\$79	-7.1%	-17.2%
County	\$79	-7.1%	-17.2%

Asking Rent Office for Lease Brownsville, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$17.66	+0.7%	+2.7%
Metro	\$16.10	-0.7%	-2.6%
City	\$18.40	-3.6%	-2.8%
County	\$16.10	-0.7%	-2.6%