

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

CHASE TOWER

200 S. 10th Street McAllen, TX 78501

LEASE RATE: NEGOTIABLE

MINIMUM DIVISIBLE: 318 SF

MAXIMUM CONTIGUOUS: 15,786 SF



**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

A landmark building in the heart of McAllen's CBD, The Chase Tower offers unbeatable views, 24-hour, uniformed security, on-site banking, and more. This prestigious office building is ideal for any office user and is now offering competitive, all inclusive lease rates. Suites range in size, many of them being move-in ready. New House Cafe on the ground floor acts as a full service, casual dining establishment offering a full selection of breakfast and lunch items. While many spaces are move-in ready, custom built spaces are possible, and immediate occupancy is available to building standard. The Tower has great proximity and access to U.S. Highway 83, McAllen's Convention Center, The McAllen Miller International Airport, and all major hotels and restaurants.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	318 - 15,786 SF
Lot Size:	9.5175 Acres
Building Size:	209,041 NRSF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,913	26,414	62,278
Total Population	12,077	80,858	198,745
Average HH Income	\$33,063	\$47,964	\$54,579

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PROPERTY SPECS

Property Type	Office
Onsite Management	
Number of Stories	17
Typical Floor Size	9,000 SF +/-
Parking Ratio	2.5/1000
Parking Spaces	426
Handicap Parking Spaces	11

LEASE INFORMATION

Lease Type	Full Service - Base Year
Lease Term	36 months (minimum)
Signage Opportunities	Negotiable

PROPERTY HIGHLIGHTS

- On Site, 24 Hour Security
- Newly Renovated Common Areas
- Aggressive Lease Rates
- Tallest Building in the Rio Grande Valley
- Unbeatable Views
- All - Inclusive Lease Rates
- Ground Floor Restaurant

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THE INTERNET AND CONNECTIVITY GATEWAY TO MEXICO

COMMUNICATION INFRASTRUCTURE HIGHLIGHTS

- The Chase Tower's strategic location close to the border and central location in the Lower Rio Grande Valley was the primary factor for it becoming the key interconnection point in South Texas and Northern Mexico. A secondary factor was the large population in the region. Analyzing the demographics of just the communities on the United States of America (US) side of the border is a mistake.
- This population base alone supports the need for a key interconnection facility. The Chase Tower's role as an international interconnect adds to its importance.
- The McAllen and Laredo border became the major inter-exchange for international traffic.
- For all types of content service providers (CSPs) and content delivery networks (CDNs), the high-density ecosystem of both US and Mexico networks located at the Chase Tower is an extremely viable option to reach the majority of users in Mexico without the regulatory hassle and costly implementation of establishing their own infrastructure inside their respective nations. For Internet Service Providers (ISPs), CSP's, CDNs, hyperscalers, and cloud providers interconnecting at the border is the smartest method to access Mexico.
- The Chase Tower facility enables this architecture and is the most convenient location in the Valley to access a high capacity ecosystem with access to large population centers in both sides of the border. Thanks to its location, the building serves as a gateway to the telecommunications market both in the US and Mexico, and has been connecting global networks for more than 20 years.

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PCCW Global



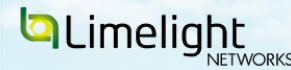
Bestel



SUBSPACE



C3NTRO TELECOM



LUMEN

TELXIUS



VELOCOM Networks



MEGACABLE



axtel



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	VIDEO
Ste NE	Available	15,786 SF	Full Service	View Here
Ste Business Banking	Available	4,425 SF	Full Service	View Here
Ste 402	Available	1,323 SF	Full Service	View Here
Ste 404	Available	790 SF	Full Service	-
Ste 407	Available	2,966 SF	Full Service	View Here
Ste 902	Available	838 SF	Full Service	View Here
Ste 1205	Available	1,973 SF	Full Service	-
Ste 1403	Available	1,782 SF	Full Service	View Here
Ste 1605	Available	318 SF	Full Service	-
Ste 1602	Available	958 SF	Full Service	-

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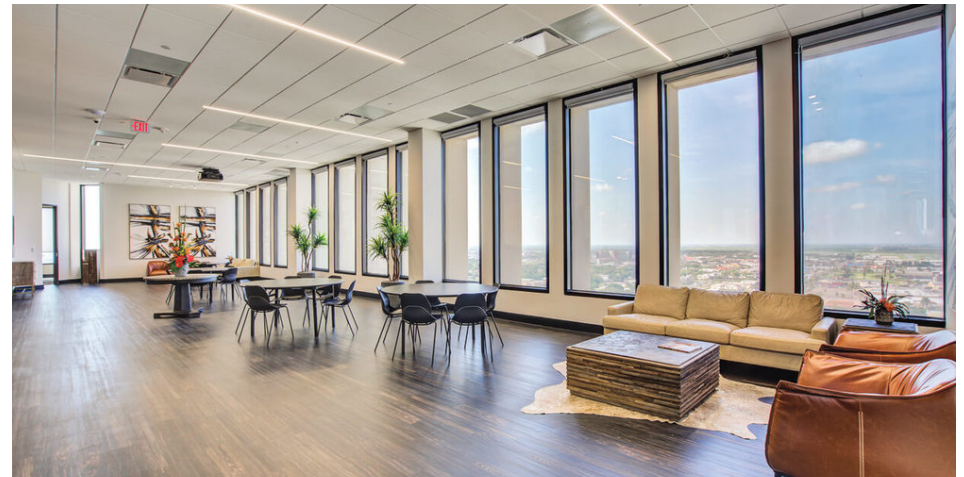
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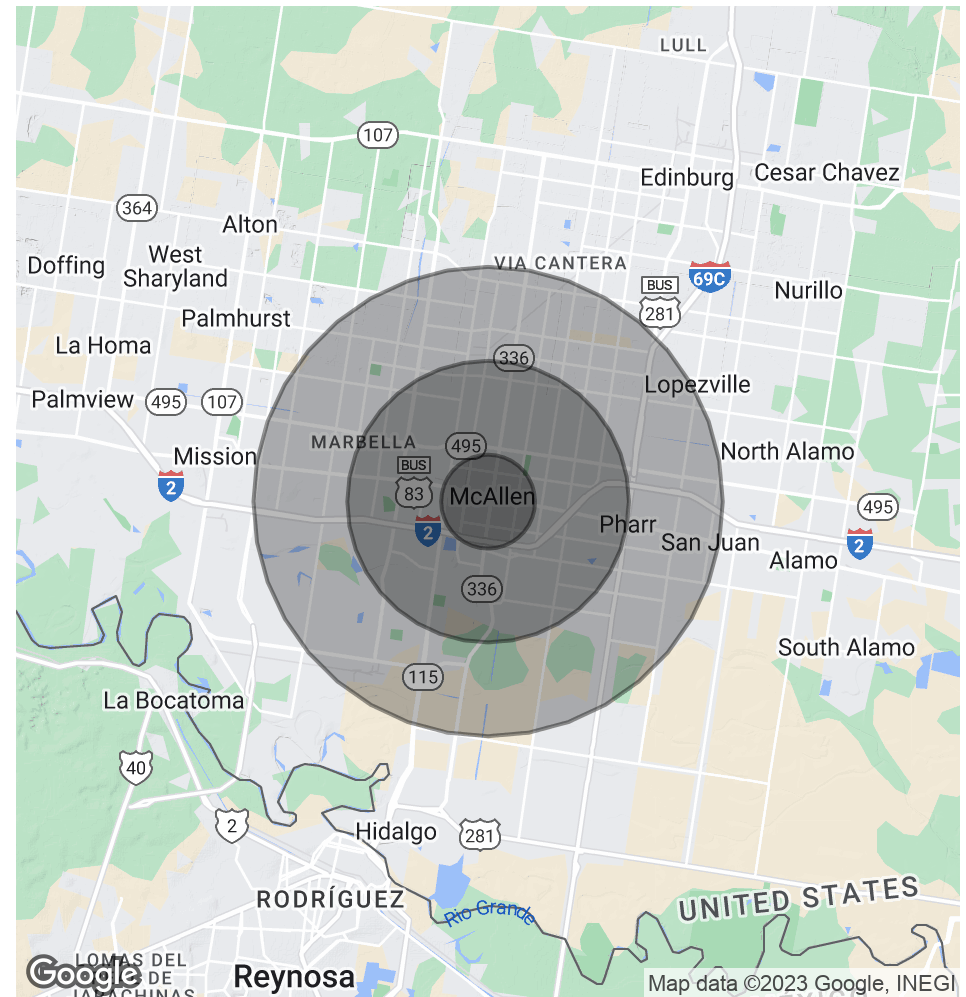
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,077	80,858	198,745
Average Age	33.4	31.8	31.8
Average Age (Male)	32	30.1	30.2
Average Age (Female)	35.1	34.1	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,913	26,414	62,278
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$33,063	\$47,964	\$54,579
Average House Value	\$200,417	\$126,316	\$119,646

* Demographic data derived from 2020 ACS - US Census



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