

# ValueBank Tower OFFICE BUILDING

3649 Leopard Street | Corpus Christi, Texas 78408



**Now  
Leasing !!**



## Westside Prime Office Space

Close to refineries,  
Port of Corpus Christi,  
and main industrial area

Only 20 minute drive time  
via IH-37 to Calallen,  
Portland, or Southside  
Corpus Christi



- Very competitive lease rates
- Full Service lease includes free utilities and janitorial
- 3 to 5 year leases for small suites to an entire floor

## CONTACT INFORMATION



• STEVE ROBERTS REALTY •

5934 S. Staples, Ste. 202  
Corpus Christi, TX 78413  
361.993.1125 office  
[www.SteveRoberts.com](http://www.SteveRoberts.com)

## CONTACT

Jim Villaume, CCIM, MAI  
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# STEVE ROBERTS REALTY

*Commercial – Industrial – Farm & Ranch - Investment*

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## OFFICE BUILDING / LEASE SPACE OFFERING

**PROPERTY NAME:** ValueBank Tower

**PROPERTY ADDRESS:** 3649 Leopard Street, Corpus Christi 78408

**PROPERTY DESCRIPTION:** Six story office building with excellent visibility, accessibility and plenty of parking. The attractive office space offers many on-site tenant amenities. On-site management and maintenance with free conference room and break room use, mail drops, excellent signage opportunities and onsite banking. Located near main industrial business area of Corpus Christi, as well as the Port of Corpus Christi and area refineries. ValueBank Tower can be accessed via IH-37 from all parts of the City within 20 minutes or less travel time. Lease rates are very competitive.

**LEGAL DESCRIPTION:** Geneva Heights Annex E  
City of Corpus Christi, county of Nueces, Texas

**SITE SIZE:** ± 2.77 acres

**LEASE SPACE:** ± 150 to 800 SF small office suites available  
± 1000 to 2500 SF office suites with views available  
± Full floor 9000 SF contiguous floor space available  
± Impressive 1<sup>st</sup> floor suites with high ceilings

**LEASE PRICE:** \$12.00 to \$14.00 / SF/ YR

**LEASE TERM:** Three year lease preferred but negotiable

**LEASE EXPENSES:** Full Service Lease – no current pass-thrus

**TENANT FINISH-OUT:** Negotiable

**PARKING SPACES:** ± 1:1000 SF parking ratio with overflow lot

**ZONING:** “CG-2” General Commercial Business

**LEASING AGENT:** Jim Villaume, CCIM, MAI  
(361) 688-1987 cell

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# ValueBank Tower

## OFFICE BUILDING

3649 Leopard Street | Corpus Christi, Texas 78408

### Building Features

- Very competitive Lease Rates
- Full Service lease includes free janitorial and utilities
- Free use of Platinum Conference or meeting room subject to availability
- Free use of Break room offering free coffee, ice, TV, microwave, refrigerator and vending machines
- Attractive six-story atrium building with dual elevator service
- Onsite management to handle all maintenance needs
- Major postal service mail drops in lobby area
- On-site banking, drive-thru, and ATM available at Value Bank of Texas
- Plenty of well lighted parking with overflow parking lot if needed for large tenants
- Secure card-key access for after-hours entry
- 3 to 5 year leases available for small executive suites to an entire floor office
- Tenant improvement allowance depending on term and tenant credit
- Free company name on entry office directory
- Large street pylon sign available at cost for company signage
- Very visible building Tower and easily accessible from IH-37 and Leopard Street
- Drive time of less than 20 minutes from Calallen, Southside Corpus Christ or Portland
- Very close to main westside industrial businesses and Port of Corpus Christi industry and refineries

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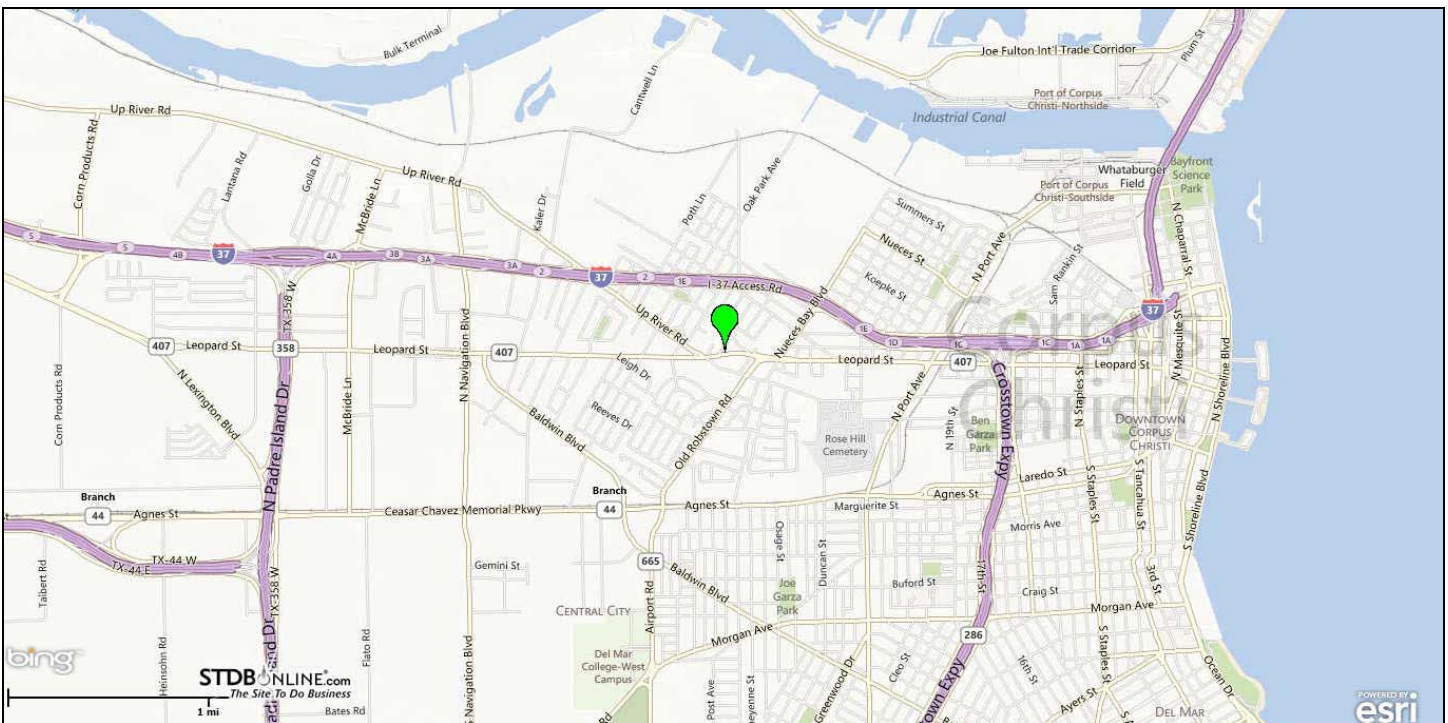
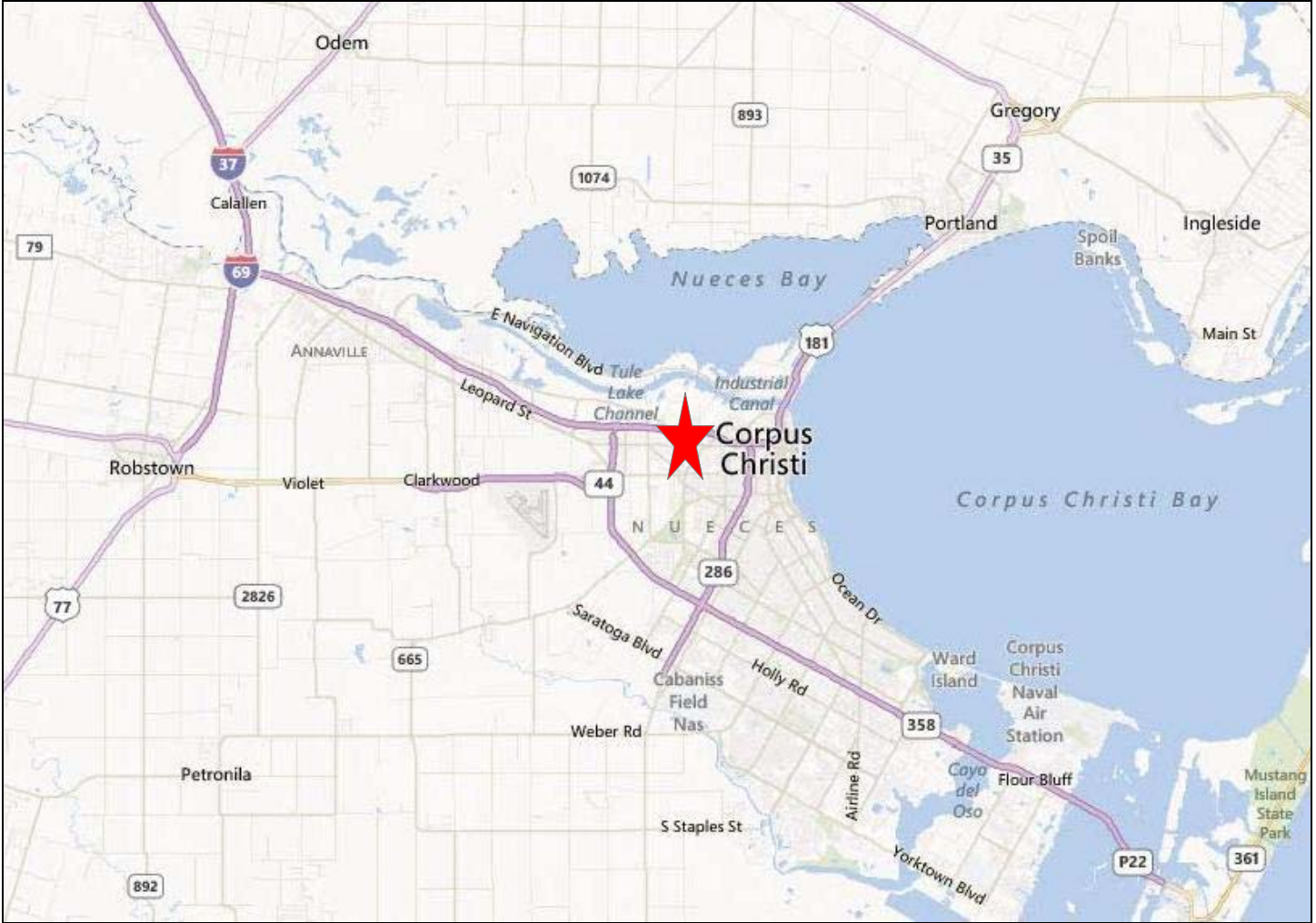
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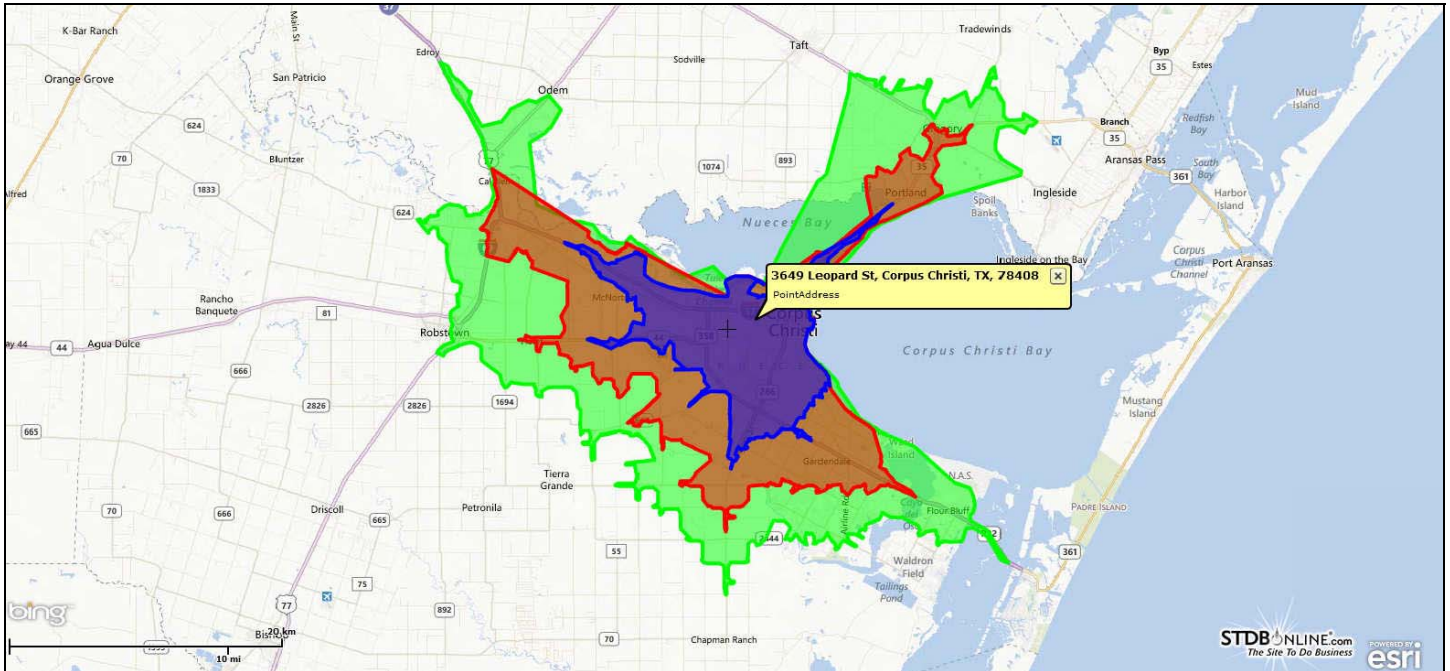


# ValueBank Tower, Corpus Christi, Texas Location Maps



# ValueBank Tower, Corpus Christi, Texas Location Maps

## Drive times from ValueBank Tower



### LEGEND

**Blue** section is 10 minutes drive time from building

**Brown** section is 15 minutes drive time from building

**Green** section is 20 minutes drive time from building