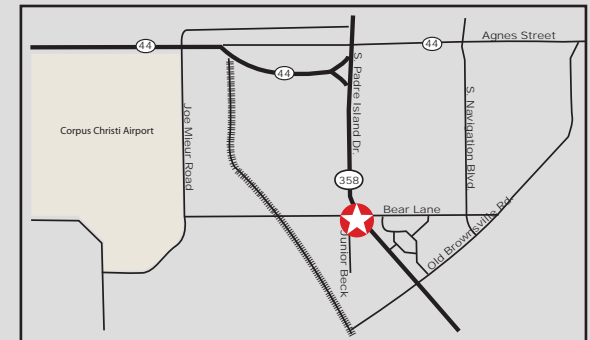


# FOR SALE

Office Building Investment Opportunity  
201 Junior Beck, Corpus Christi, TX 78405



Available: 18,076 SF building (rests upon 3.268 acres); plus additional 2 lots totaling 2.22 acres  
Price: \$1,965,114.00 (for building) Cap Rate: 9.00%  
\$290,370.96 (for additional 2 lots totaling 2.22 acres at \$3/SF)  
Total Sale Price: \$2,255,484.96  
Zoned: I-2  
Tenant: Time Warner Cable, Inc. (NYSE: TWC) (Corporate Credit Rating BBB)  
Comments: TWC is the second largest cable provider in the US and arguably the largest in the Coastal Bend. This facility is offered at well below replacement cost and centrally located to attract workforce from all corners of Corpus Christi.



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE  
[www.joeadame.com](http://www.joeadame.com)

For more information please contact:

**Will Douglas, CCIM, SIOR**

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[wdouglas@ccim.net](mailto:wdouglas@ccim.net)

Full Service Commercial and Industrial Real Estate

◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

# FOR SALE

201 Junior Beck, Corpus Christi, TX 78405

## INVESTMENT SUMMARY:

Time Warner Building	
Expiration	10/31/2014
Sales Price for Building	\$1,965,114.00
Cap Rate on Building	9.00%
Sales Price for Additional Lot (2.22 Acres)	\$290,370.96 (\$3/SF)
Total Sales Price	\$2,255,484.96
Building Square Footage	18,076
Land the Building Rests On (Acres)	3.268
Zoned	I-2
<i>Due Diligence Available Upon Request</i>	



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