

# FOR SALE OR LEASE

Office Space Available  
4825 Everhart Road, Corpus Christi, TX 78411



**Available:**  
**Lease Rate:**  
**Sale Price:**

Available: 173; 974; 5,912; & 3,126 square feet (15,256 SF office building)  
\$14.50/SF Annually Full Service  
Building: \$1,300,000 (\$85.21/SF)  
Plus Land: \$424,710 for additional 1.5 acres  
Total Price for building and additional lots: \$1,724,710

**Zoning:**  
**Comments:**

AB  
This is a single story professional office complex with a beautiful courtyard in the center. Full-service without janitorial. Wyatt Courtyard is conveniently located on the corner of Everhart and McArdle and just two blocks from S. Padre Island Drive. Seventy-five open paved parking spaces in excess of 4/1,000 square feet of office space. This property will continue to be an excellent professional or medical office facility. Law Firm occupies 5,912 SF.



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

[www.joeadame.com](http://www.joeadame.com)

*For more information please contact:*

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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.*

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## Property Images



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