

BAY BUILDING

101 N SHORELINE BLVD
CORPUS CHRISTI, TX 78401

LEASE RATE:
\$2.04
SF/MONTH



LYDIA LONGORIA-MOON
361.881.4797
lydia@craveyrealstate.com

LYNANN PINKHAM
361.288.3102
lynann@craveyrealstate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Each floor offers a unique feel.
- On-site maintenance.
- Paid reserved parking available. Free parking lot across the street for tenants and their guests.
- Incentives offered for a longer term lease (3+ years).

OFFERING SUMMARY

Lease Rate:	\$2.04 SF/month (NNN)
Available SF:	371 - 3,116 SF
Building Size:	80,000 SF
Year Built:	1974
Class:	B

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$2.04 SF/month	371 SF
Suite 102	\$2.04 SF/month	667 SF
Suite 104	\$2.04 SF/month	3,116 SF
Suite 206	\$2.04 SF/month	1,801 SF
Suite 208	\$2.04 SF/month	1,792 SF
Suite 216	\$2.04 SF/month	2,708 SF
Suite 306	\$2.04 SF/month	691 SF
Suite 340	\$2.04 SF/month	1,262 SF
Suite 510	\$2.04 SF/month	1,345 SF

PROPERTY DESCRIPTION

Professional office building conveniently located in the heart of Corpus Christi's Central Business District.

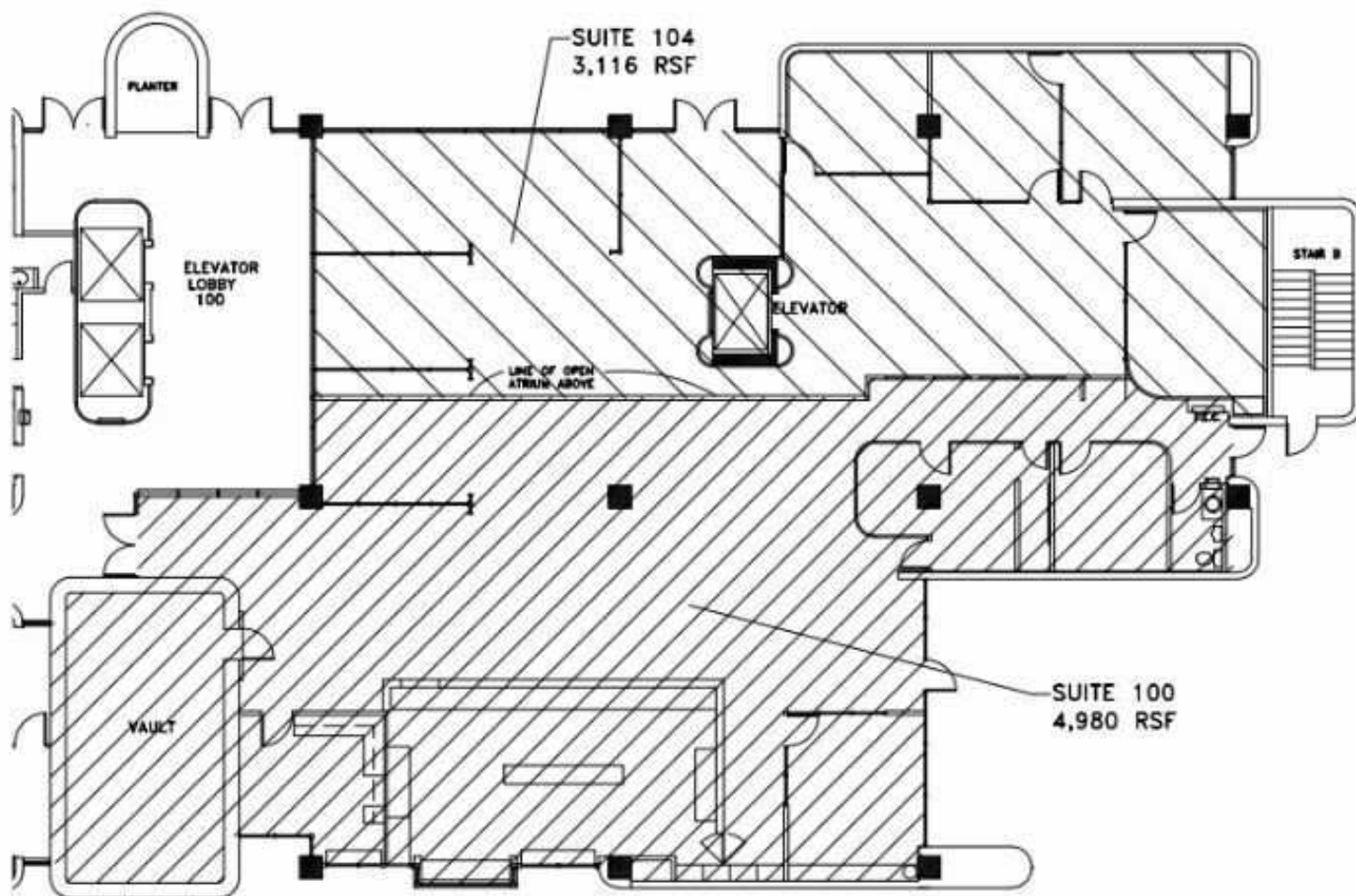
This location has wonderful views of the Bayfront with eases of in and out of downtown.

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SUITE 104 FLOOR PLAN



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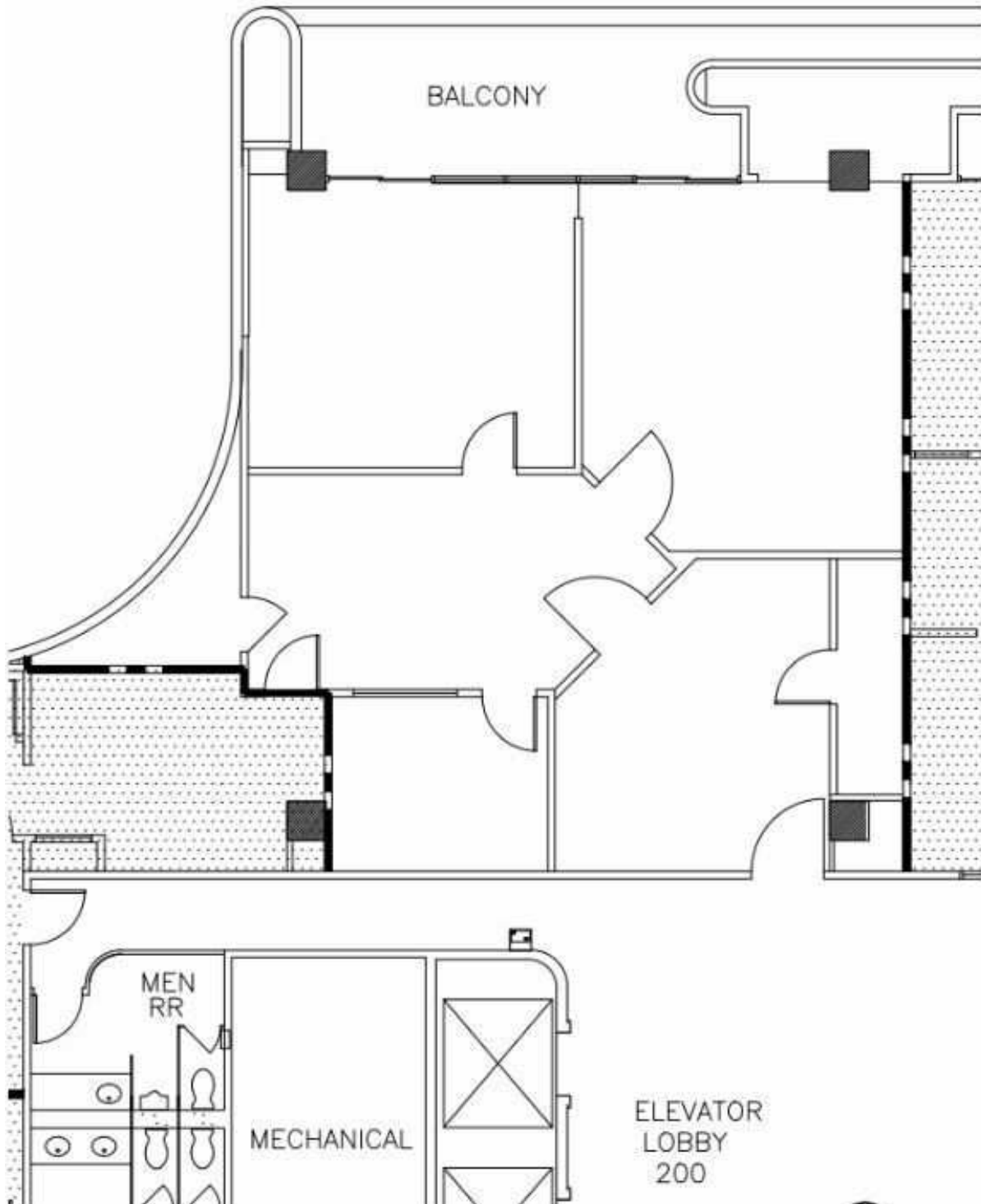
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SUITE 208 FLOOR PLAN



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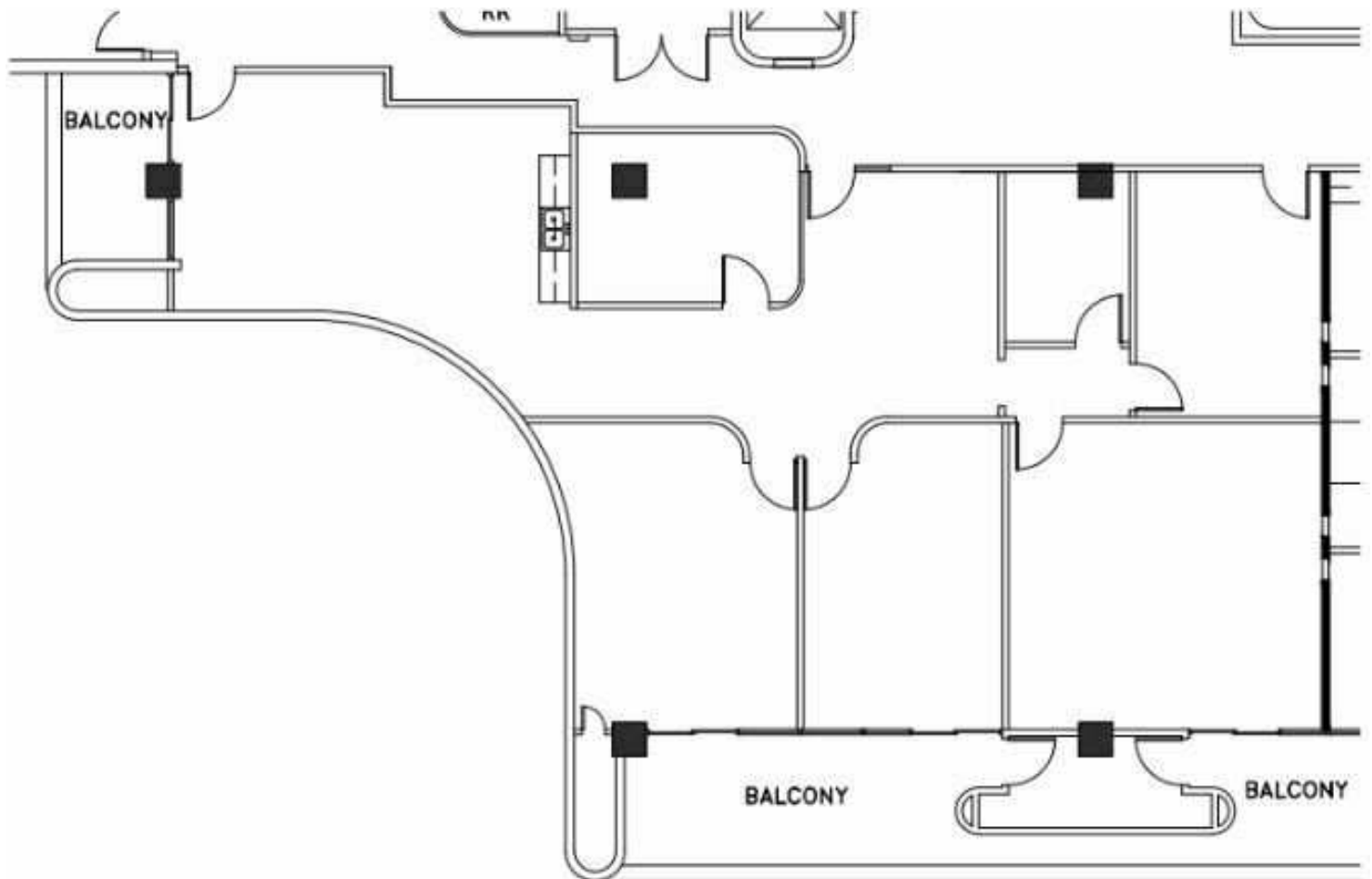
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SUITE 216 FLOOR PLAN



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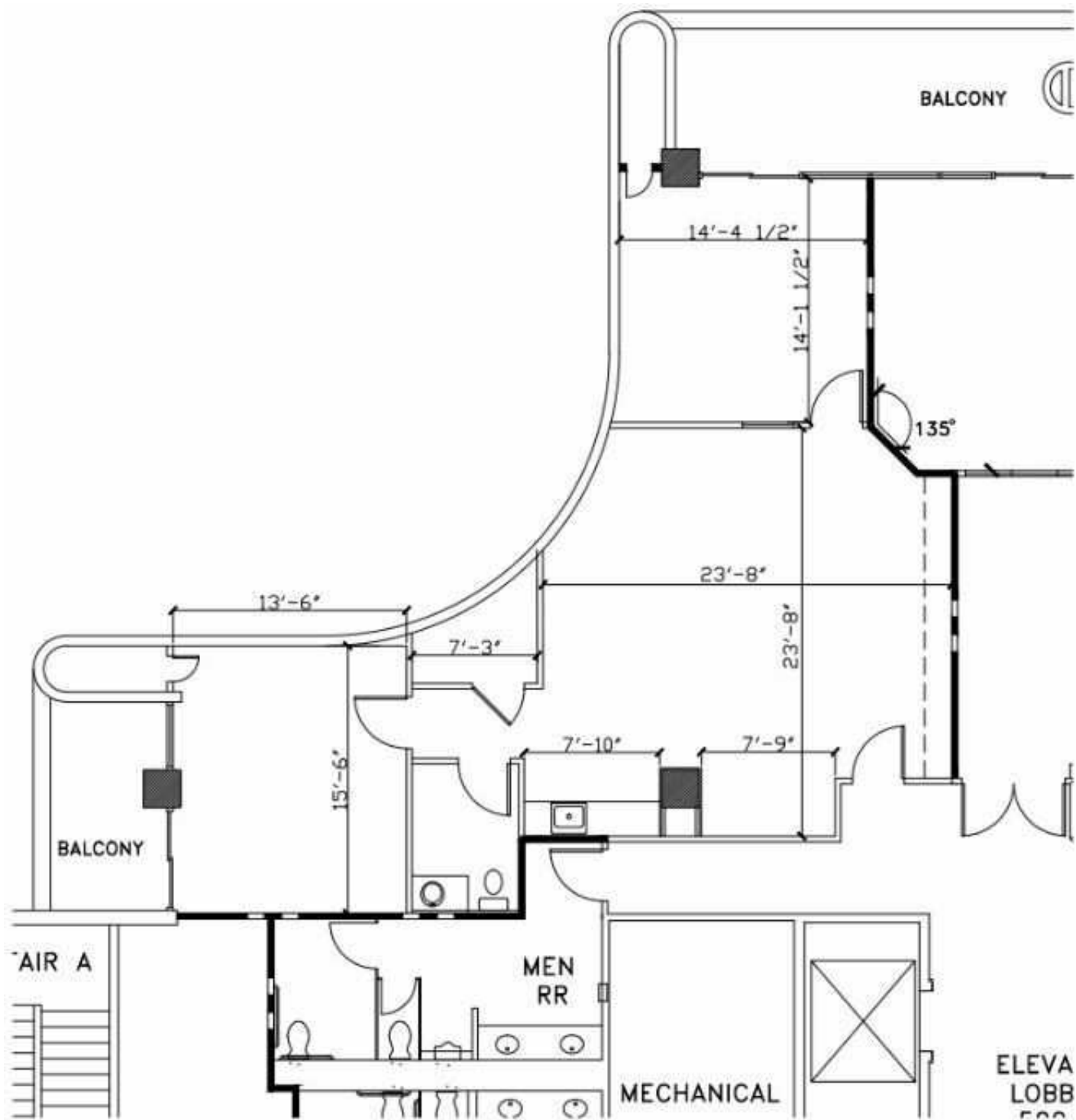
361.288.3102
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SUITE 510 FLOOR PLAN



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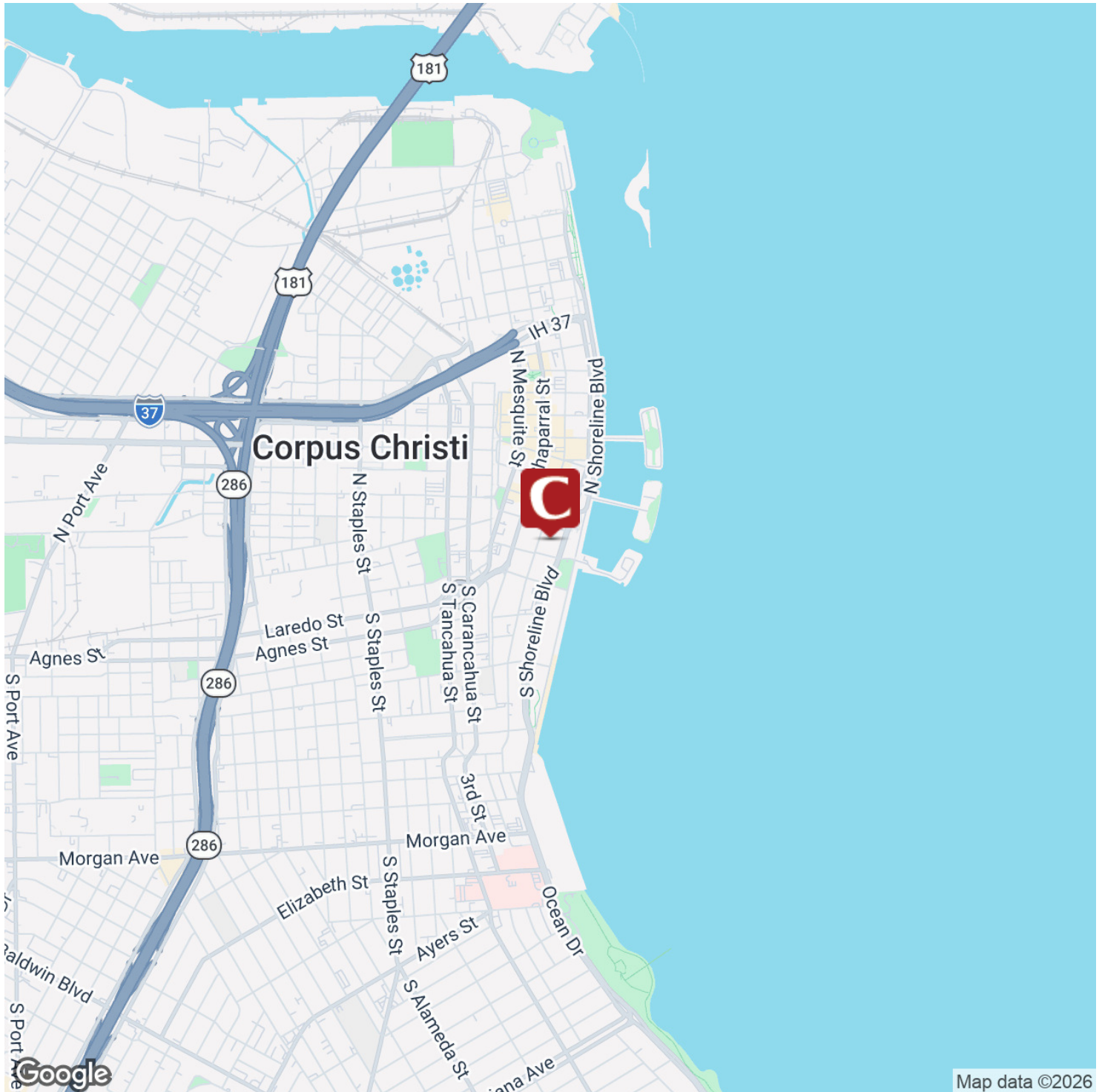
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LOCATION MAPS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	(361)289-5168
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lydia Longoria-Moon	674871	lydia@craveyrealestate.com	361.881.4797
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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