



NEW 115,875 SF CLASS A+ OFFICE BUILDING

Rio Bank BUILDING

701 E EXPRESSWAY 83, MCALEN TX

CBRE



The Rio Bank Building is the first true Class A+ office building to be built in McAllen, Texas.





First class finishes throughout, with incredible visibility, views, on-site banking, amenity event space and covered parking.



BUILDING DETAILS

SQUARE FEET



115,875

CLASS



New Office
Development

LEASE RATE



\$24.50 SF/YR
(NNN)

PARKING RATIO



3.5/1,000
Surface

NO. FLOORS



6

ENERGY STAR



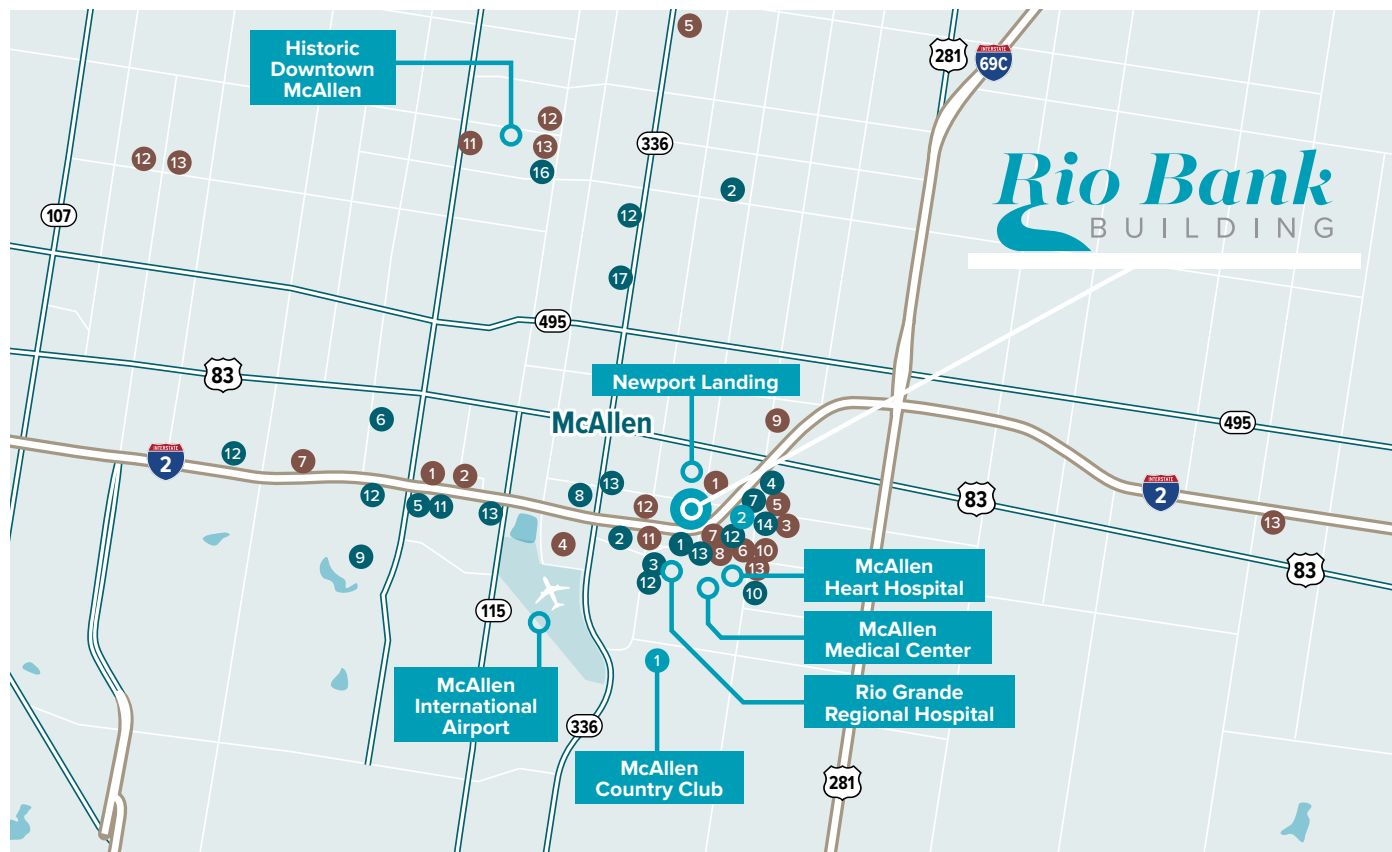
Certified

AMENITIES



Onsite Cafe/
Catering &
Coffee Zone

High visibility location with easy access to all parts of the Rio Grande Valley via Expressway 83. Adjacent to the high-end Newport Landing subdivision and minutes from Historic downtown McAllen and the McAllen Country Club/ Country Club Terrace via Jackson Ave and McColl Rd. Additionally, Rio Bank Building is 5 minutes from the McAllen airport. The property is also in close proximity to McAllen Heart Hospital and Rio Grande Regional Hospital, both a part of the McAllen Medical Center.



NEARBY AMENITIES

RESTAURANTS

- | | |
|------------------------|--------------------|
| 1 Applebee's | 10 Pizza Hut |
| 2 Chili's Grill & Bar | 11 Red Lobster |
| 3 Drifter's Hamburgers | 12 Starbucks |
| 4 Golden Corral | 13 Subway |
| 5 Furr's Fresh Buffet | 14 Texas Roadhouse |
| 6 Luby's | 15 Wallbangers |
| 7 Jason's Deli | 16 Wendy's |
| 8 Olive Garden | 17 Wingstop |
| 9 Palenque Grill | |

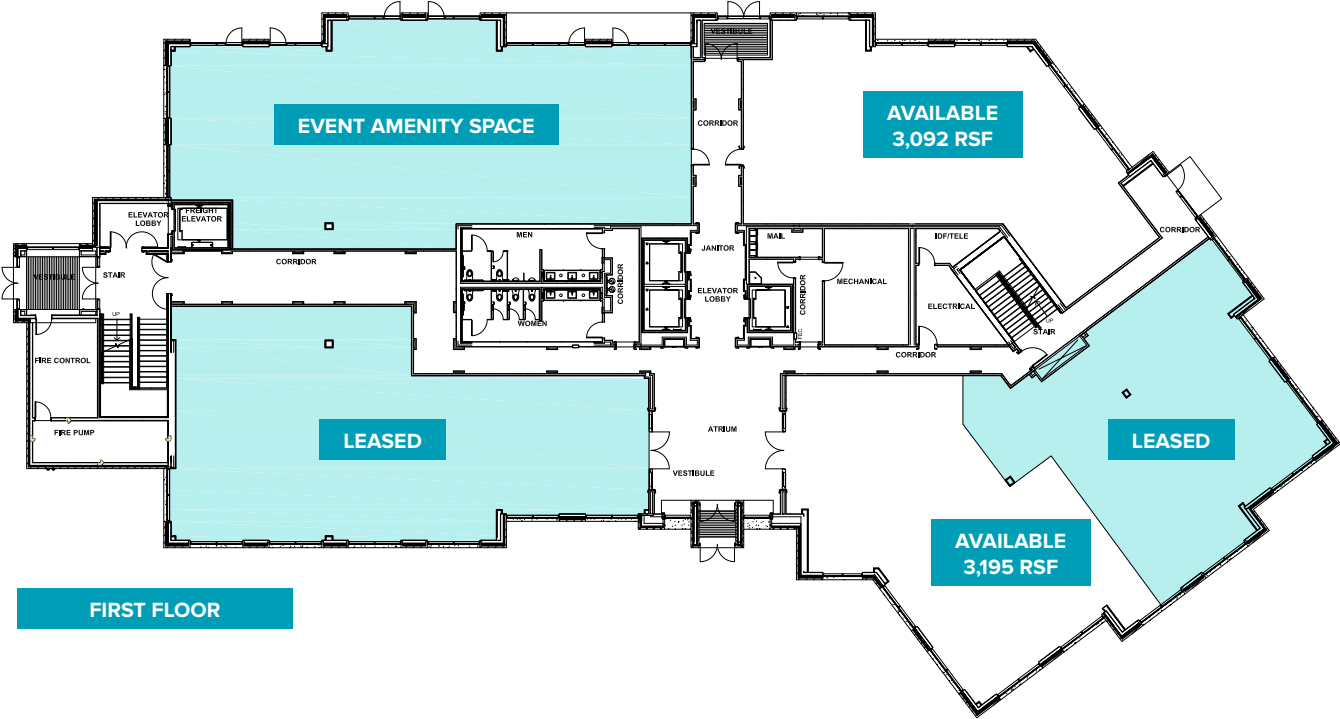
RECREATION

- | | |
|------------------------|------------|
| 1 McAllen Country Club | 2 Top Golf |
|------------------------|------------|

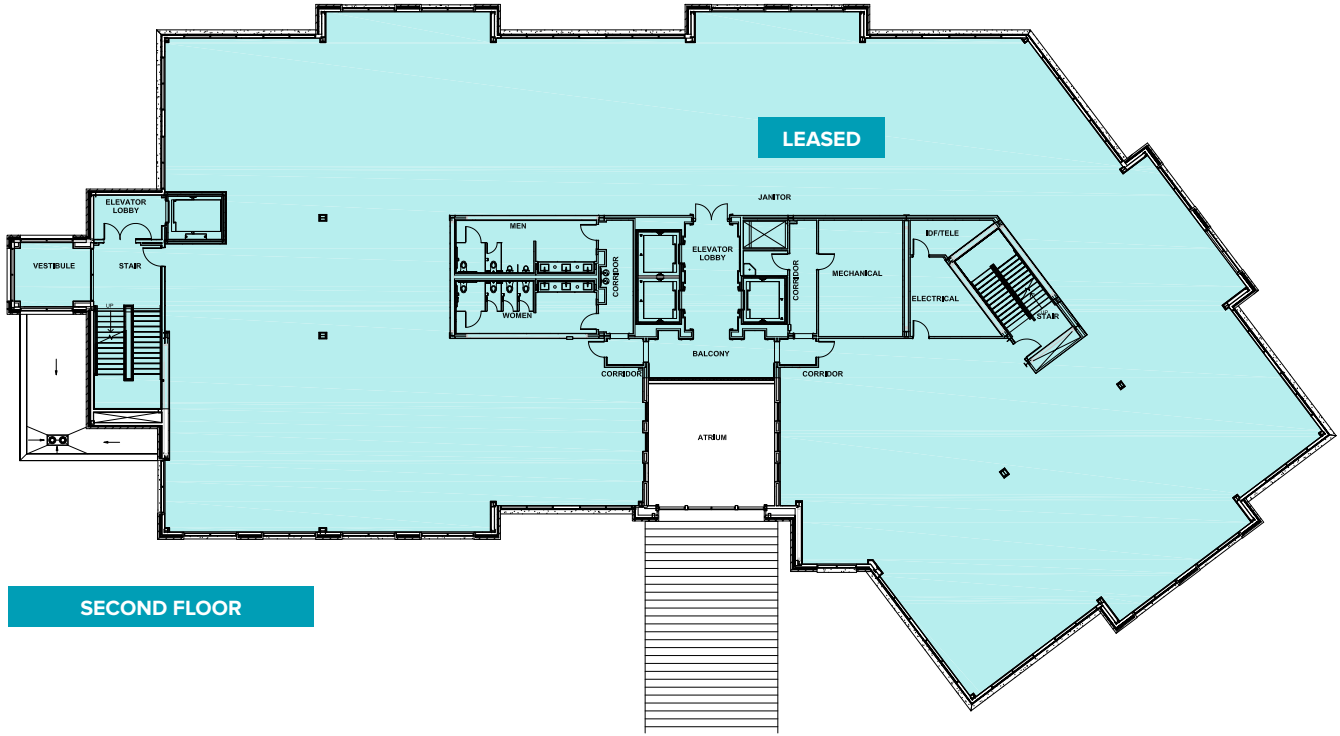
SHOPPING

- | | |
|---------------------------|----------------|
| 1 Best Buy | 7 Office Depot |
| 2 Burlington Coat Factory | 8 Party City |
| 3 Costco | 9 Ross |
| 4 La Plaza Mall | 10 Sam's Club |
| 5 Lowe's | 11 Target |
| 6 Michael's | 12 Walgreens |
| | 13 Walmart |

FLOOR PLANS



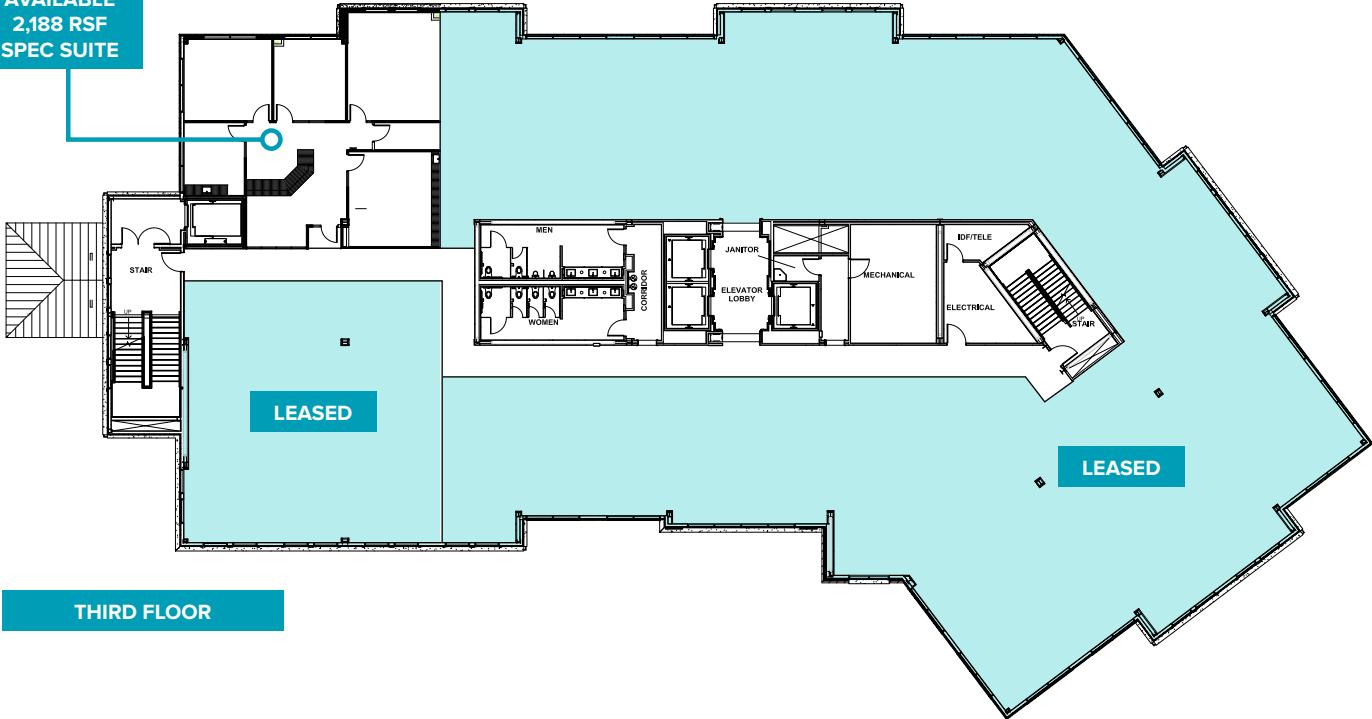
FIRST FLOOR



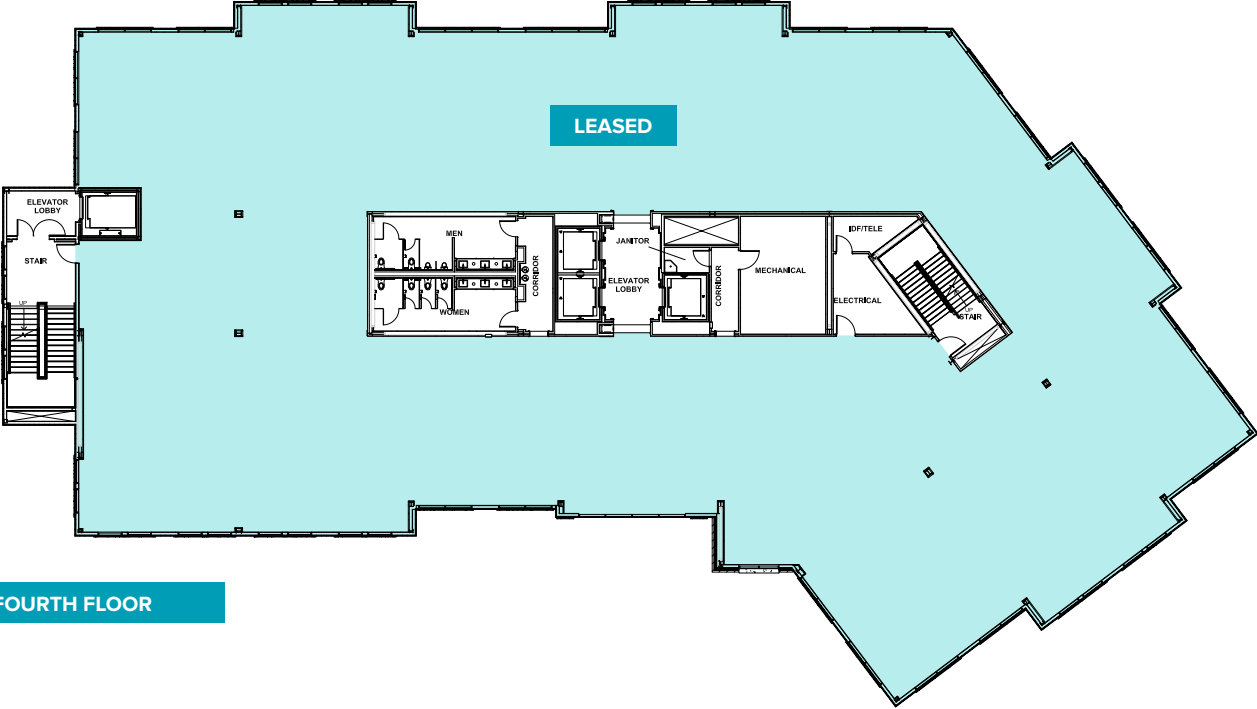
SECOND FLOOR

FLOOR PLANS

AVAILABLE
2,188 RSF
SPEC SUITE

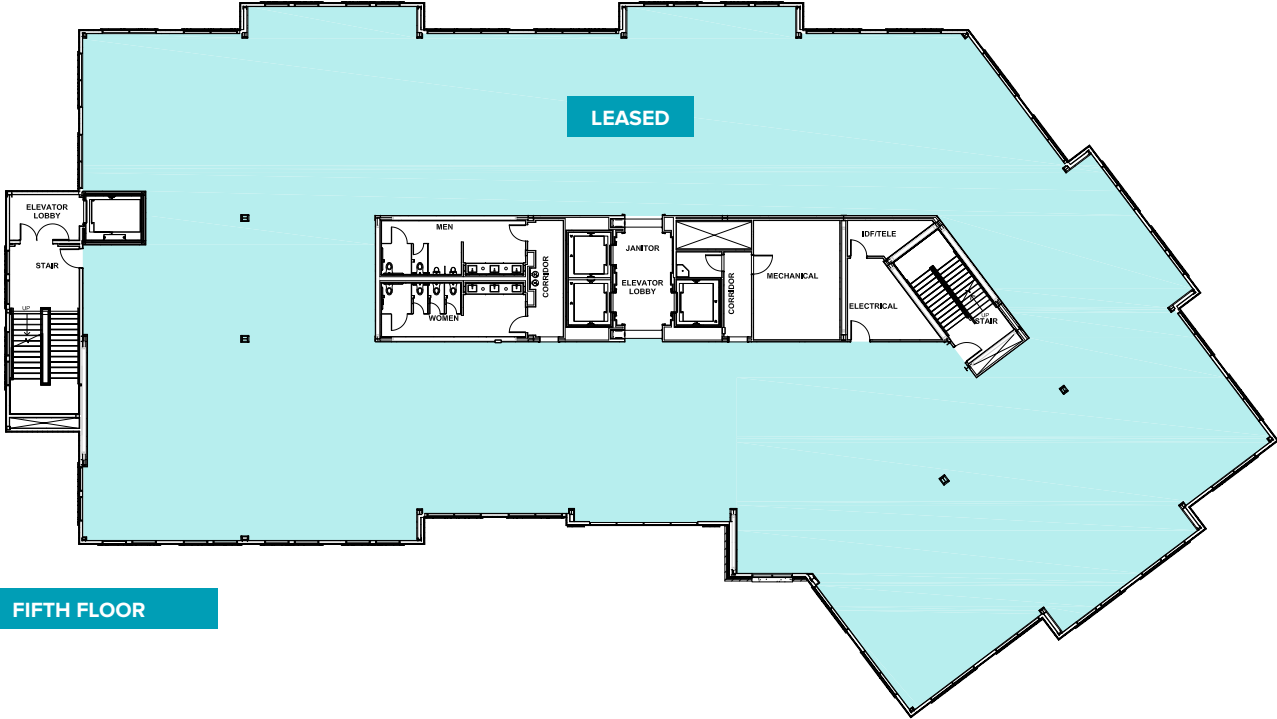


THIRD FLOOR

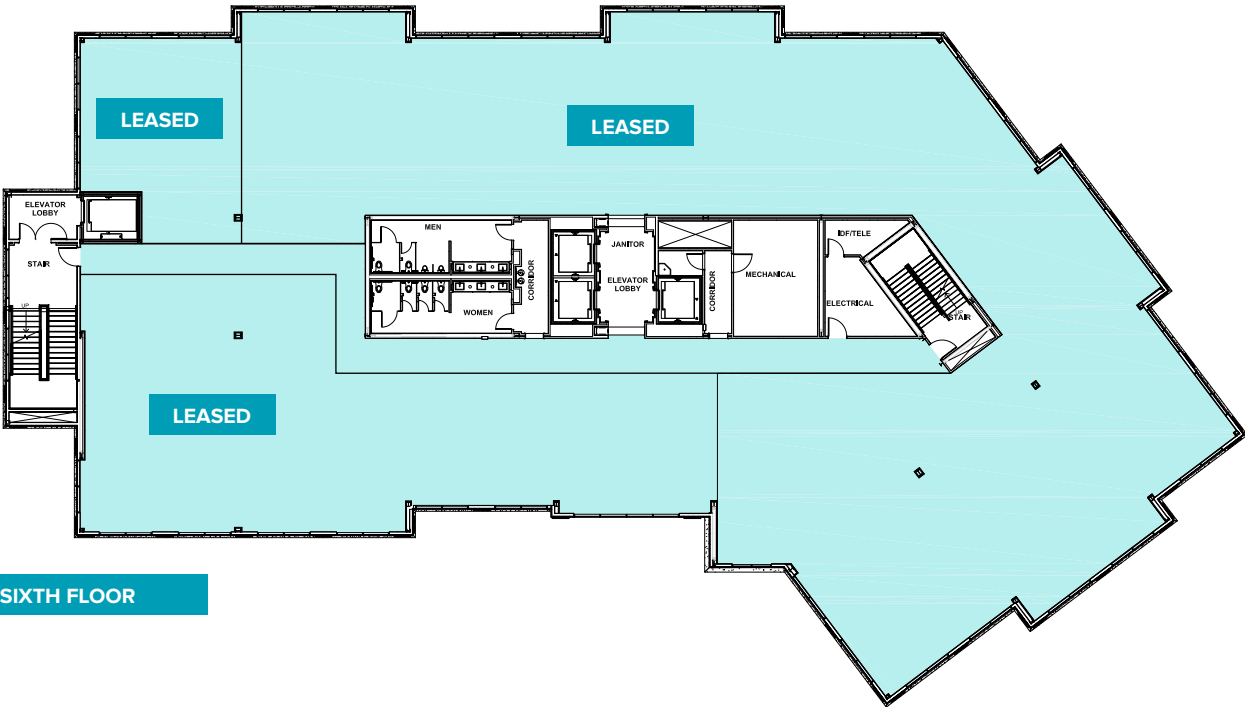


FOURTH FLOOR

FLOOR PLANS



FIFTH FLOOR



SIXTH FLOOR

RIO BANK

**FOR ADDITIONAL INFORMATION
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