



DUNHILL PARTNERS

Commercial Brokerage & Investments

FOR LEASE

NORTHCROSS SHOPPING CENTER

**Location: Northwest Corner of N. Navarro St. & Sam Houston Dr. (HWY 77)
Victoria, TX 77904**

Description: Multi-Tenant neighborhood Shopping Center with a mix of national, regional, and local Tenants. Recently updated with excellent rental rates.

Available

Suites: Suite	Size	Mo. Base Rent	Rate
5201-D*	1,312 s/f	\$710.67	\$6.50 s/f NNN
5201-G	18,710 s/f	\$13,252.92	\$8.50 s/f NNN
5209-B	5,265 s/f	\$5,265.00	\$12.00 s/f NNN
5217-B	12,985 s/f	\$123,357.50	\$9.50 s/f NNN
5217-C	2,217 s/f	\$2,863.63	\$15.50 s/f NNN
5307	750 s/f	\$1,250.00	\$20.00 s/f NNN
5309	1,250 s/f	\$1,770.83	\$17.00 s/f NNN
5311	1,200 s/f	\$1,700.00	\$17.00 s/f NNN
5311-A	1,200 s/f	\$1,700.00	\$17.00 s/f NNN

*2nd Floor Office

Current Net Charges:	Common Area Maintenance	\$1.43 s/f
	Property Taxes	\$2.18 s/f
	Property Insurance	\$.45 s/f
	Total Net Charges	\$4.06 s/f

Finish Out Allowance: Negotiable

Terms: 5 – 10 Years