

1953 *The* 2020

# CHAMBERLAIN

N. UPPER BROADWAY

807  
CORPUS CHRISTI, TEXAS

*May all who enter as*



*guests leave as friends*







# The Chamberlain

*Iconic South Texas landmark class A office  
15,886 Available Square Feet  
Corpus Christi Bay views from every floor  
Re-imagined interior creative spaces  
Custom lighting and exquisite interior finishes  
The Beacon rooftop event space  
Covered parking  
Secure entrance*

## THE BEACON

The Beacon rooftop event space is available for tenants and their guests by reservation. Spectacular views of the bay provide the perfect backdrop for business or celebratory events. Uniquely named for the original 1857 Corpus Christi Lighthouse that stood in this very spot, once again the Beacon will shine on the shore for a new generation.

[THECHAMBERLAINCC.COM](http://THECHAMBERLAINCC.COM)

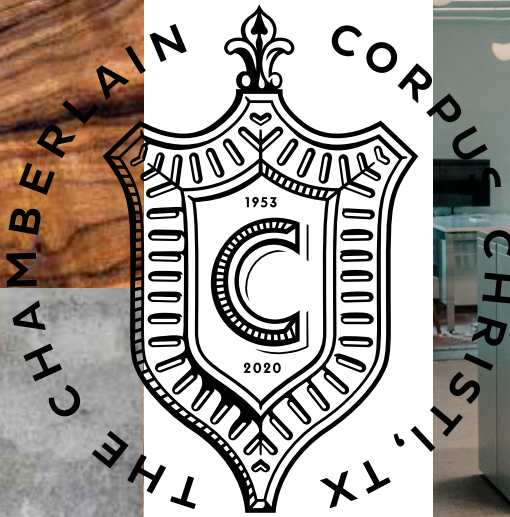
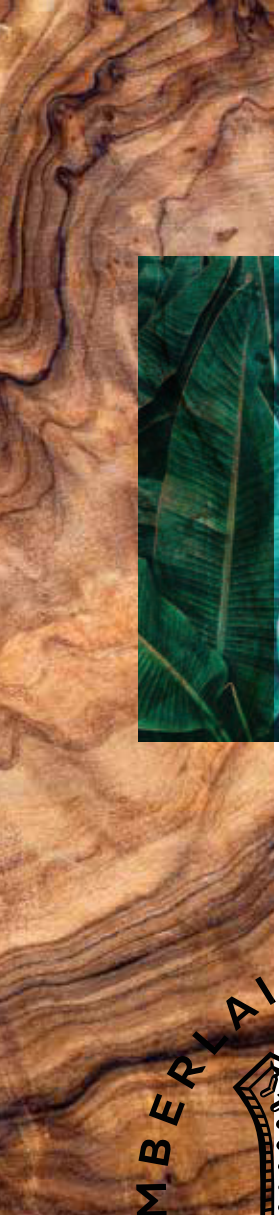


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,421	45,215	111,123
Average Age	39.6	37.5	36.3
Average Age (Male)	36.1	36.1	34.9
Average Age (Female)	43.4	37.9	37.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>78401</b>	<b>78411</b>	<b>78412</b>
Total Households	1,437	16,694	40,168
No. of Persons per HH	2.4	2.7	2.8
Average HH Income	\$55,709	\$75,552	\$84,199
Average House Value	\$62,600	\$116,900	\$122,500

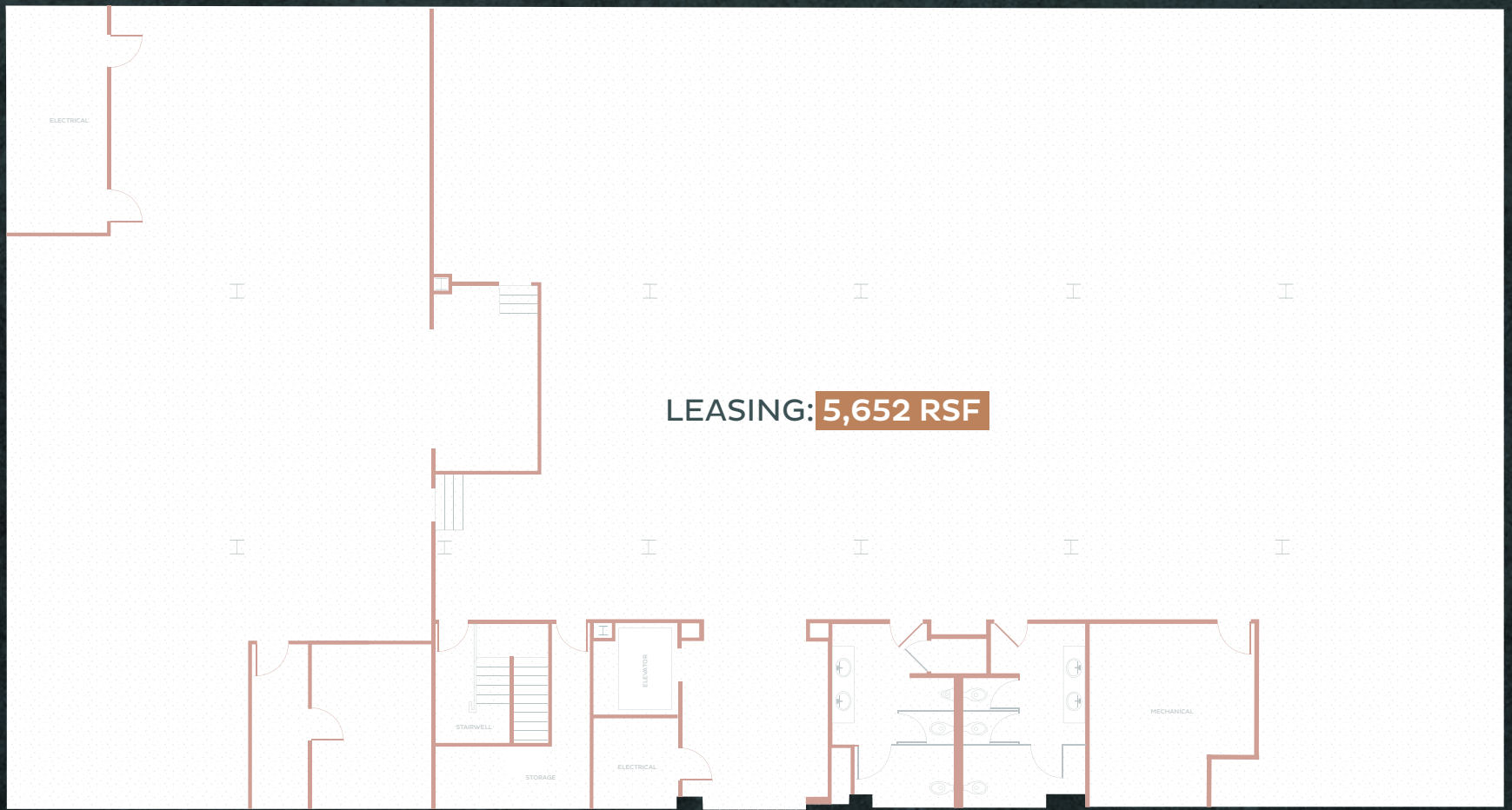
\*Demographic data derived from 2018 US Census



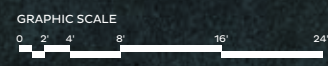




# B BASEMENT

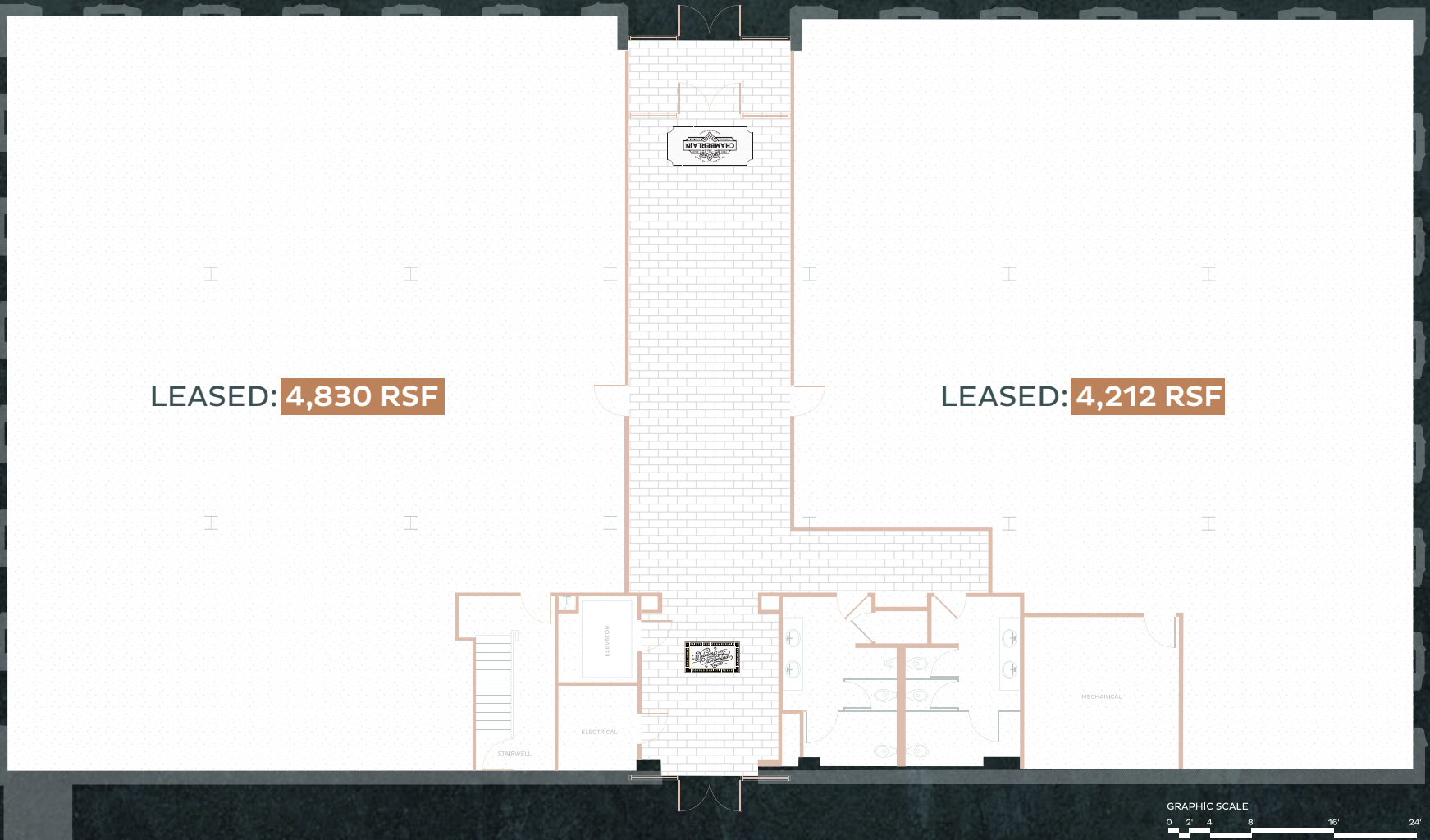


LEASING: 5,652 RSF



# 1<sup>ST</sup> FLOOR

OFFICE / EXECUTIVE



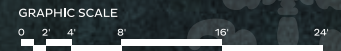
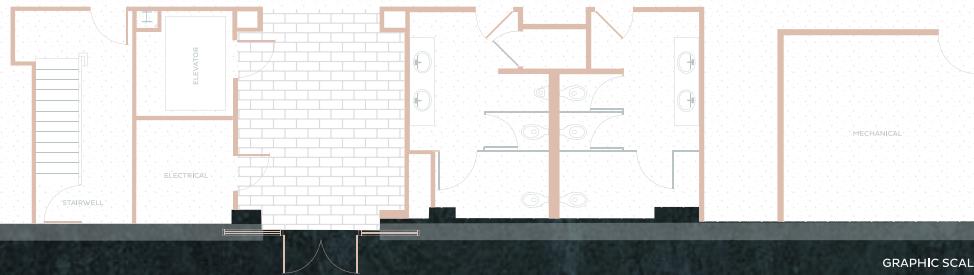


# 2<sup>ND</sup> FLOOR

OFFICE / EXECUTIVE



LEASING: 10,234 RSF





THE CHAMBERLAIN IS A MODERN SPACE  
ROOTED IN HISTORY WITH REMARKABLE  
VIEWS OF THE CORPUS CHRISTI BAY. WE  
ARE HOME TO A NEW WAVE OF BUSINESSES  
BY THE BAY, INGRAINED WITH STORIES OF  
THE PAST AND DESIGNED FOR THE FUTURE.

Dating back to 1857 as the site for the Corpus  
Christi lighthouse, the building is best known  
as the former HEB Headquarters. Today,  
The Chamberlain looks ahead with a new  
vision for the next generation of innovators,  
makers and thinkers.

Honoring the original building facade and Art  
Deco vernacular, the re-imagined interior  
spaces are designed to elevate and inspire.  
Custom lighting, inlaid creative mosaics,  
exposed brick, and industrial elements greet  
guests to provide a one-of-a-kind Corpus  
Christi experience.

Welcome <sup>1953</sup>  
TO THE  
Chamberlain  
<sup>2020</sup>

## OFFERING SUMMARY

Lease Rate

\$26/SF *as of 09/01/2020*

Available SF

3,580–15,886 SF

Lot Size

1.07 Acres

Building Size

46,106 SF

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