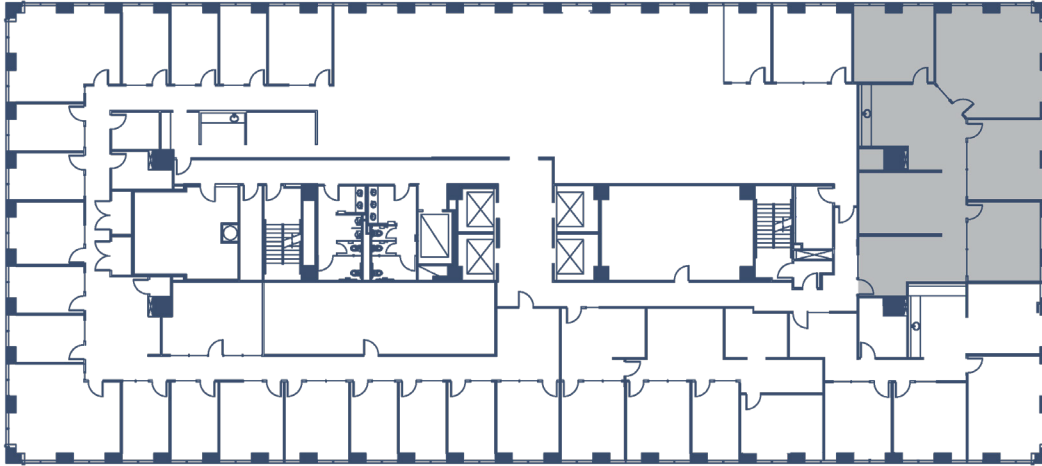


SUITE 1240 - 2,578 SF



BUILDING HIGHLIGHTS



24 Hr Manned Security



After Hours Card-Key Access



Clean Air Merv 14 & UV Light



3.5/1,000 SF Free Visitor Parking



Free Tenant Conference Room



On-Site Property Management



Easy Access 59, 610, I-10



Weekly Shoe Shine



Larger Tenant Signage



Dentist 16th Floor



Weekly Car Spa



Tenant Lounge



USPS, FedEx, UPS



Free Tenant Fitness Center



SubRoc Deli 7 AM to 3 PM

SUITE INFORMATION

SF Available	2,578 SF	NNN Rate	\$20.00
Date Available	Immediate	2021 OPX	\$10.97
Term Length	Minimum 3 Years	TI	None - Spec Suite
Suite Features	New Construction & Move-In Ready Upgraded Window Shades Unobstructed Downtown View Lots Of Natural Light	Reserved Parking	\$50.00 Per Month
		Unreserved Parking	\$25.00 Per Month
VP - Leasing	Dean Wilkens dwilkens@tanglewoodproperty.com (o) 713.234.3167 (c) 713.201.4341	Leasing Associate	Ashley Wensrich awensrich@tanglewoodproperty.com (o) 713.234.3183 (c) 979.224.8994