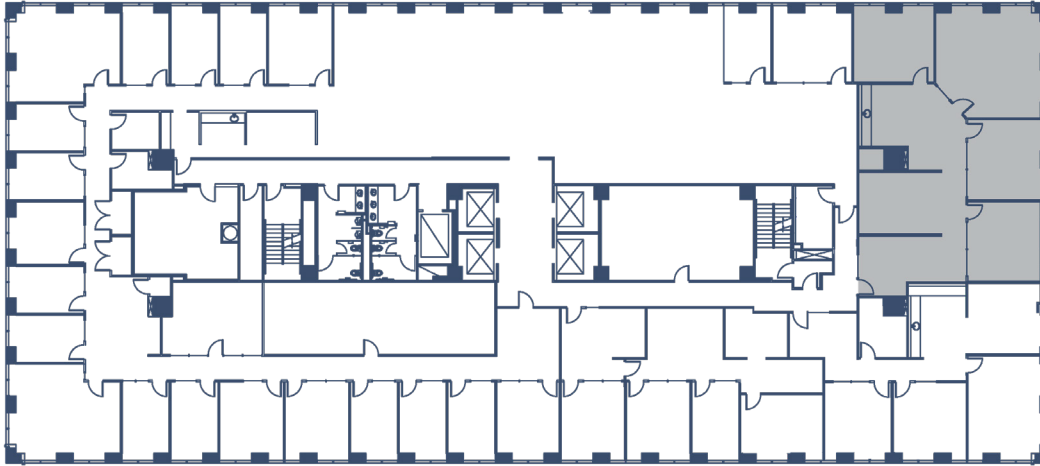


SUITE 1240 - 2,578 SF



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	 Building Signage	 Dentist 16 TH Floor	 Weekly Car Spa	 Tenant Lounge	 USPS, FedEx, UPS	 Free Tenant Fitness Center
					 Deli 7 AM to 3 PM	

SUITE INFORMATION

SF Available	2,578 SF	NNN Rate	\$20.00
Date Available	Immediate	2022 EST. OPX	\$11.42
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	\$80.00 Per Month
		Unreserved Parking	\$50.00 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