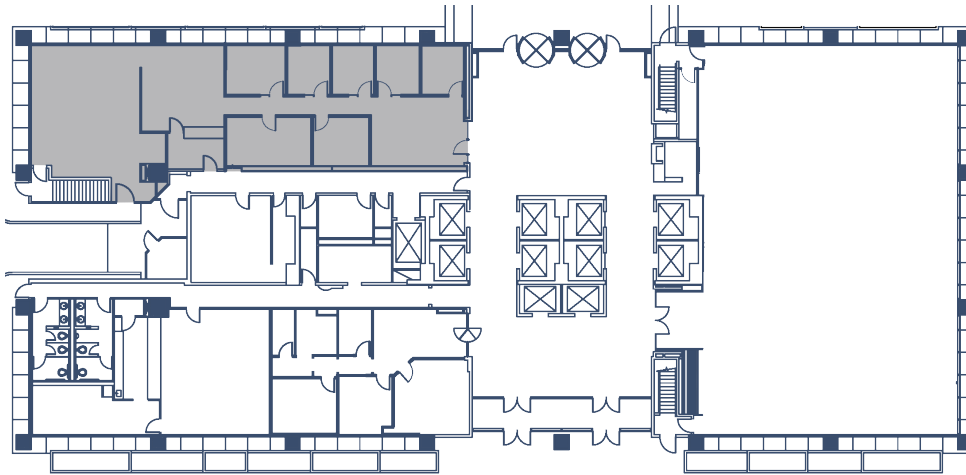


**SUITE 101 - 3,165 SF**



**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



Tenant Lounge



Weekly Shoe Shine



Building Signage



Dentist 16<sup>TH</sup> Floor



On-Site Property Management



USPS, FedEx, UPS



Free Tenant Fitness Center



Easy Access 59, 610, I-10

**SUITE INFORMATION**

|                   |  |                   |  |
|-------------------|--|-------------------|--|
| SF Available      | 3,165 SF   | NNN Rate          | \$17.00 - \$19.00  |
| Availability Date | Now  | 2023 Est Opx      | \$12.55  |
| Term              | 1 - 10 Years   | TI Allowance      | Market   |
| Suite Features    | 12 Foot Ceiling Heights<br>First Floor Lobby Exposure<br>Herculite Front Door        | Parking           | \$80.00 Per Month - Reserved<br>\$50.00 Per Month - Unreserved                           |
| VP - Leasing      | Dean Wilkens<br>dwilkens@tanglewoodproperty.com<br>(o) 713.234.3167 (c) 713.201.4341 | Leasing Associate | Ashley Wensrich<br>awensrich@tanglewoodproperty.com<br>(o) 713.234.3183 (c) 979.224.8994 |