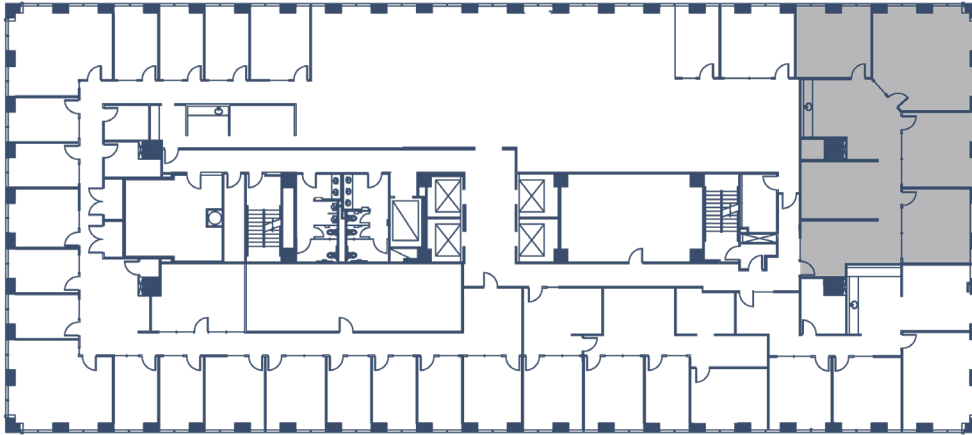


SUITE 1240 - 2,592 SF



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
- 
Scan Here Video of Suite
- 
Weekly Shoe Shine
- 
Building Signage
- 
Dentist 16TH Floor
- 
On-Site Property Management
- 
USPS, FedEx, UPS
- 
Free Tenant Fitness Center
- 
Easy Access 59, 610, I-10

SUITE INFORMATION

SF Available	2,592 SF	NNN Rate	\$19.00
Availability Date	Now	2023 Est Opx	\$12.55
Term	1 - 10 Years	TI Allowance	Market
Suite Features	Unobstructed Views Glass Front Offices New Construction	Parking	\$80.00 Per Month - Reserved \$50.00 Per Month - Unreserved
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