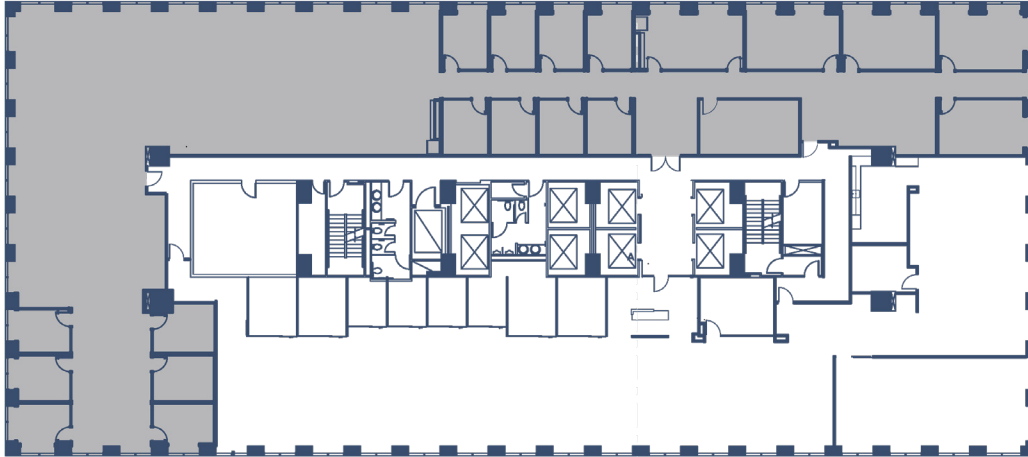


**SUITE 400 - 10,870 SF**



**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	10,870 SF	NNN Rate	\$16.00 - \$19.00
Availability Date	Now	2023 Est Opx	\$12.55
Term	1 - 10 Years	TI Allowance	Market
Suite Features	Elevator Lobby Exposure Mix Office and Open Unobstructed Views	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