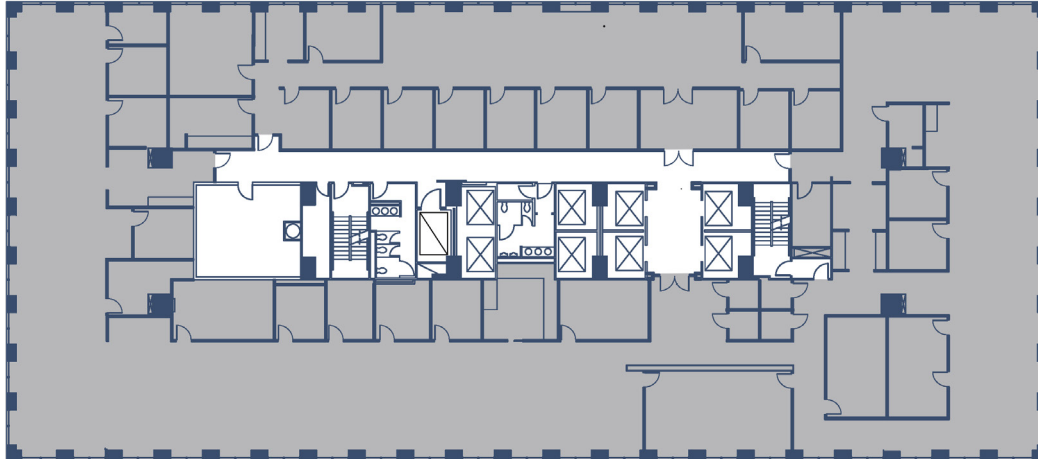


SUITE 600 - 19,358 SF



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 16 TH Floor	 On-Site Property Management	 USPS, FedEx, UPS	 Free Tenant Fitness Center	 Easy Access 59, 610, I-10

SUITE INFORMATION

SF Available	19,358 SF	NNN Rate	\$17.00 - \$19.00
Availability Date	Now	2023 Est Opx	\$12.55
Term	1 - 10 Years	TI Allowance	Market
Suite Features	Glass Front Offices Mix Office and Open Fully Furnished	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