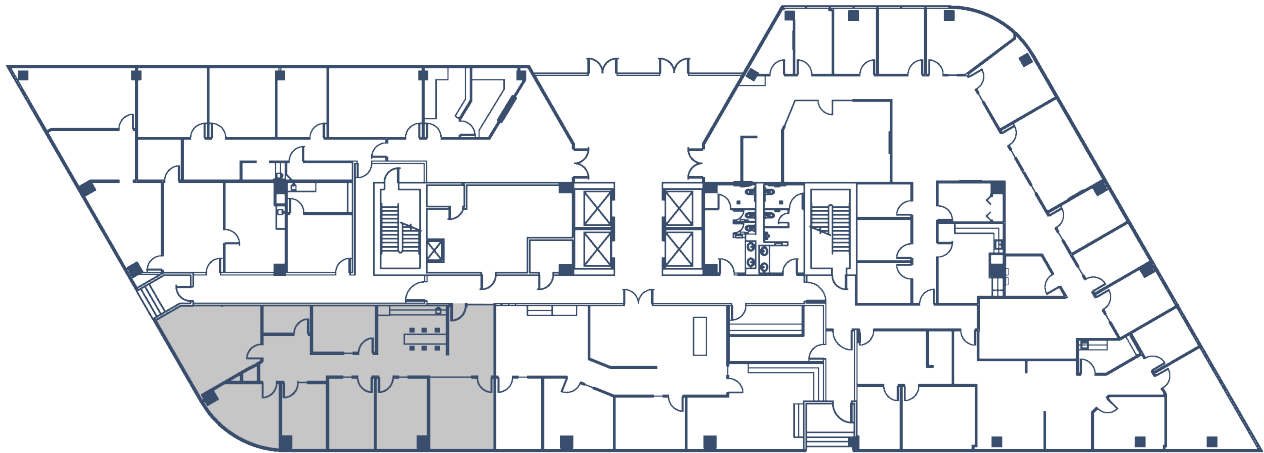


**SUITE 120 - 2,228 SF**



**BUILDING HIGHLIGHTS**



Manned Security  
7 AM - 3 PM



After Hours  
Card-Key Access



3.5/1,000 SF  
Free Visitor  
Parking



On-Site Property  
Management



Easy Access  
59, 610, I-10



Clean Air  
MERV 14



Larger Tenant  
Signage



Free Tenant  
Conference Room



Micro Deli  
Parks Pantry



Tenant  
Lounge

**SUITE INFORMATION**

SF Available	2,228 SF	NNN Rate	\$17.00
Date Available	Immediate	2021 OPX	\$10.66
Term Length	Minimum 3 Years	TI	None - Spec Suite
Suite Features	New Construction 12 Foot Ceiling Height Lots Of Natural Light Upgraded Flooring	Reserved Parking	\$50.00 Per Month
		Unreserved Parking	\$25.00 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