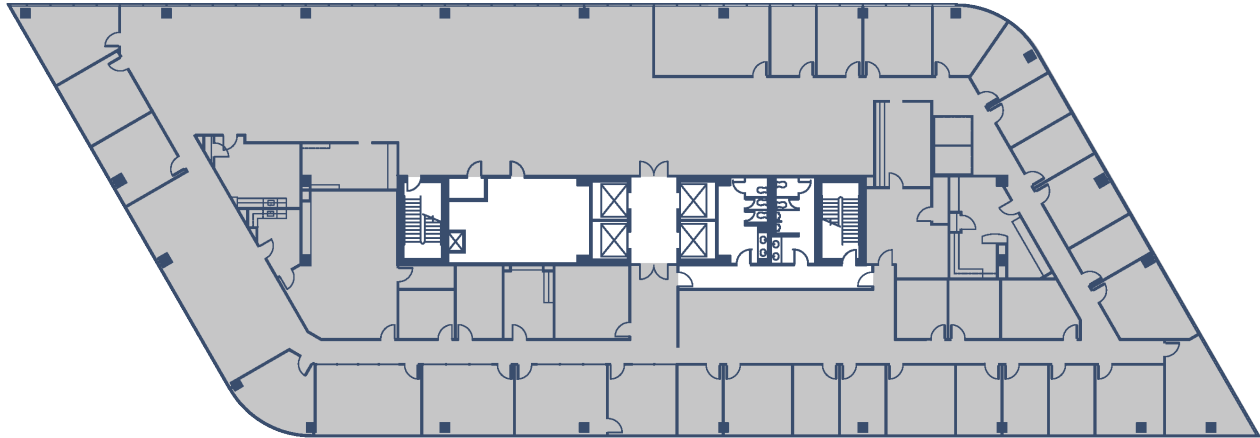


SUITE 600 - 20,070 SF - 40,184 SF



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	20,070 SF - 40,184 SF	NNN Rate	\$17.00
Date Available	Immediate	2021 OPX	\$10.66
Term Length	Minimum 3 Years	TI	Market
Suite Features	Office Intensive 2 Break Rooms Restroom Remodel Coming Soon	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