

# 2575 WEST BELLFORT STREET

Houston, TX 77054



2ND GEN LAB SPACE

## Building Information

- 57,246 RSF two-story
- Life Science focused building
- On the Metro Line
- 24 hour HVAC
- 3.5/1,000 Parking Ratio
- Back-up building generator
- Out of all floodplains
- 2016 renovated building
- Energy efficient LED lighting
- Surface and covered parking available
- 3.5/1,000 Parking Ratio
- Access card or call-in system required for entry
- Adjacent to NRG Stadium

## Availability

- Suite 190 – 5,722 SF
- Suite 194 – 2,219 SF
- Suite 250 - 8,907 SF
- Suite 295 - 630 SF

## Lease Rate

- \$30.00/NNN
- Est. 2024 OPEX \$15.42

## Leasing Information:

**Christian Connell**

731.231.1588

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**Justin Brasell**

713.231.1595

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 **TRANSWESTERN**

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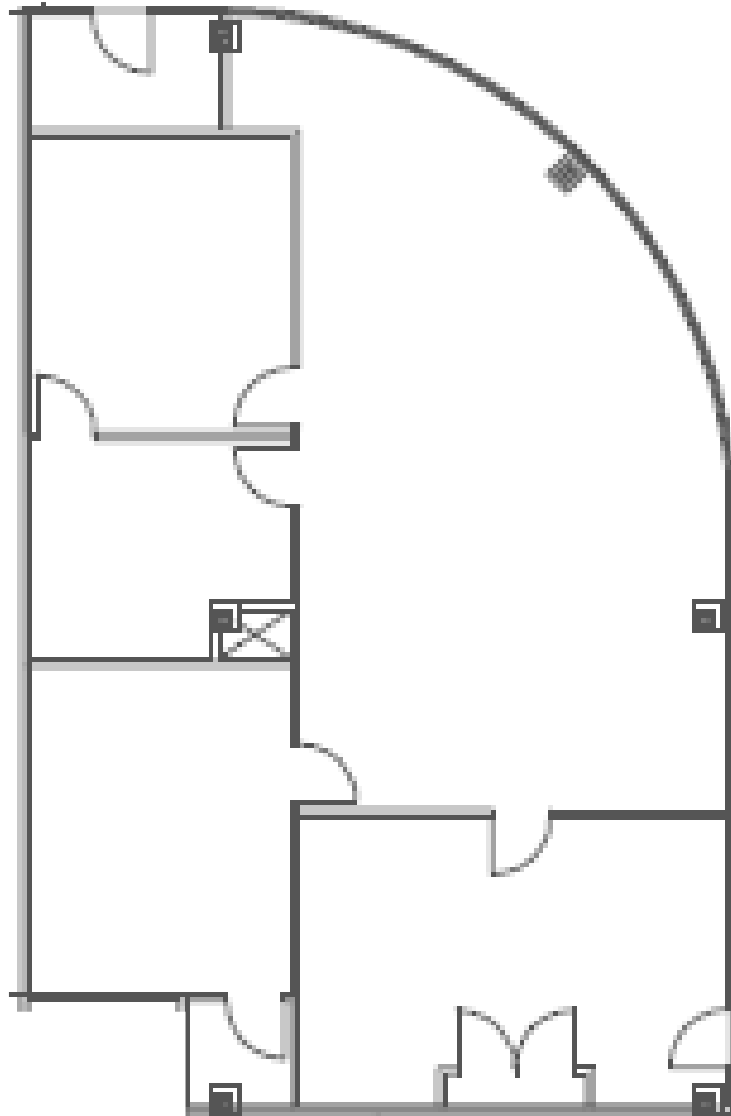
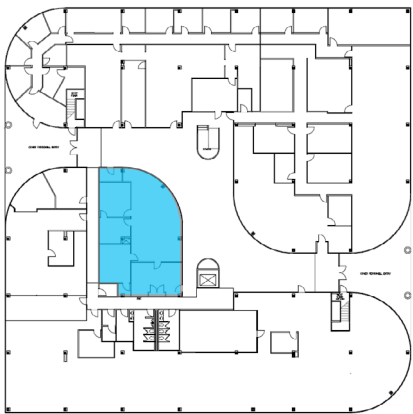
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# 2575 WEST BELLFORT STREET

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## Suite 194

2,219 SF



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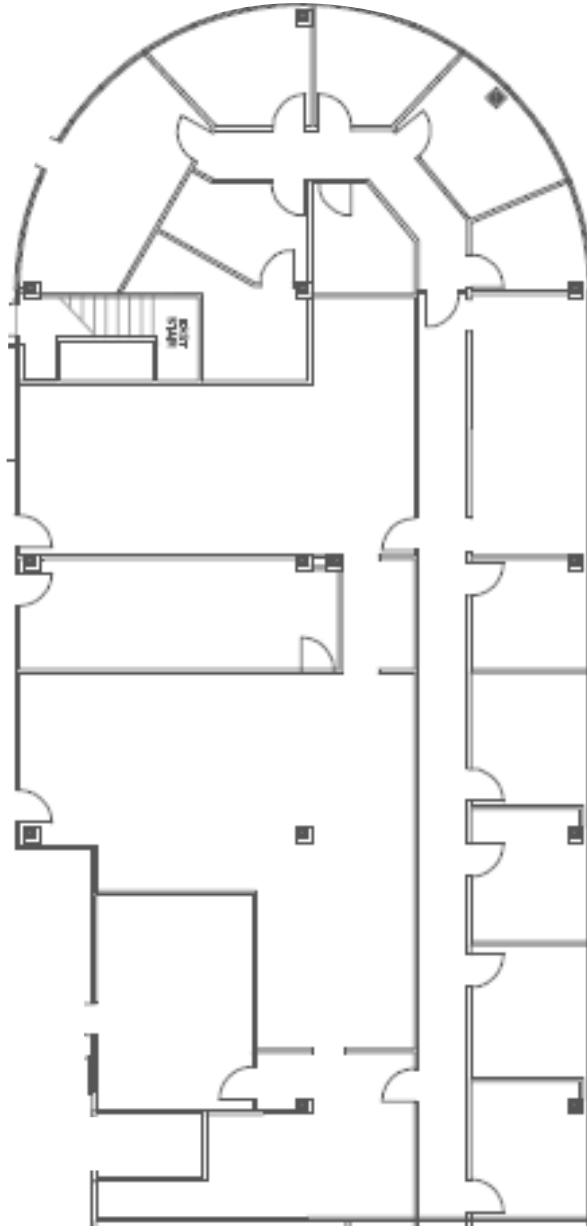
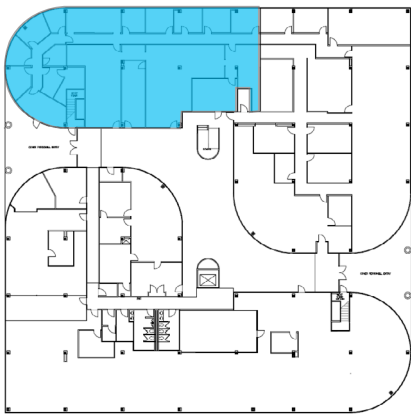


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## Suite 190

5,722 SF



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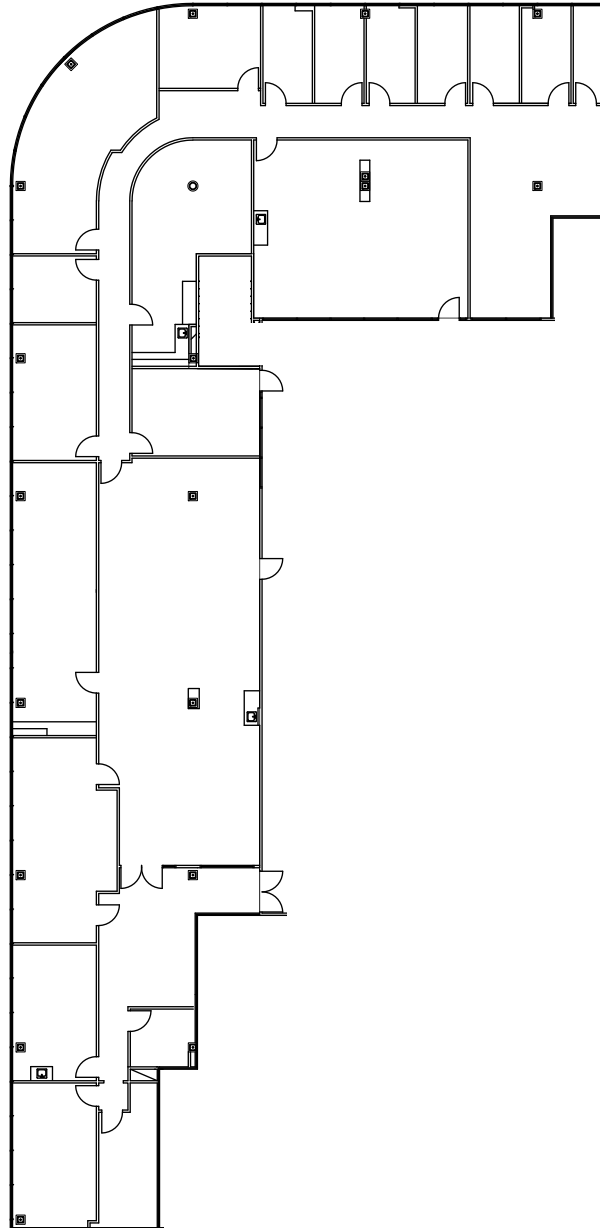
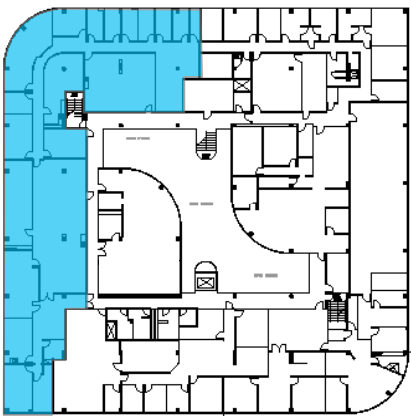


# 2575 WEST BELLFORT STREET

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## Suite 250

9,160 SF



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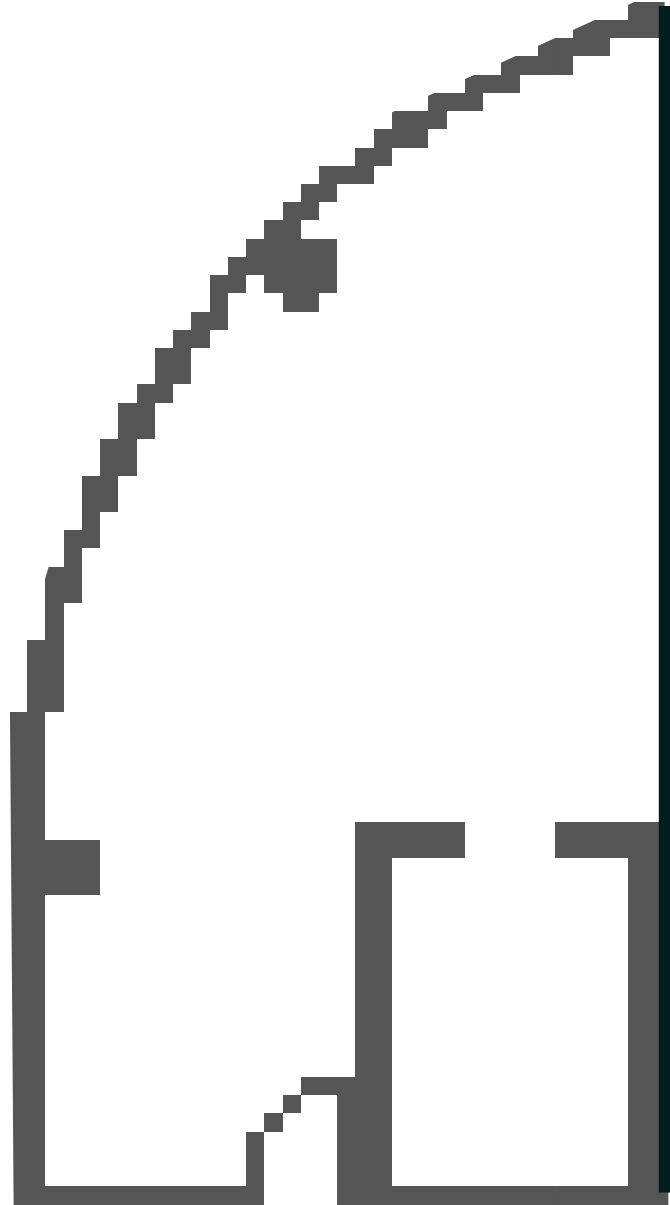
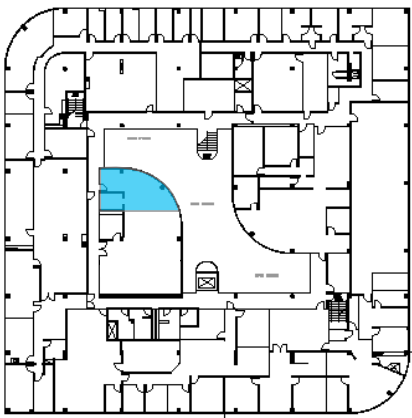


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## Suite 295

630 SF



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