

# 2535

# NORTH FREEWAY

HOUSTON, TX 77009

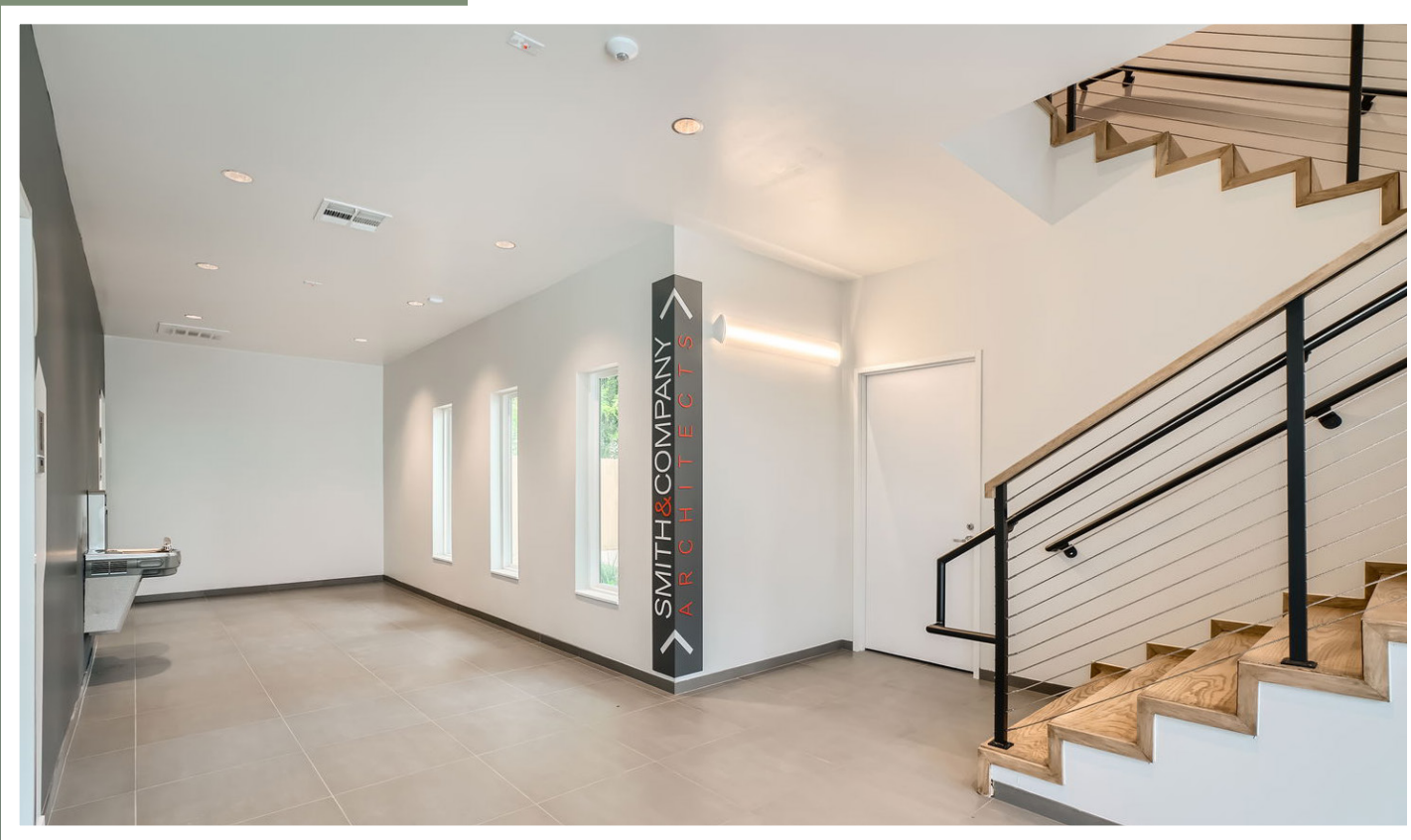
## CLASS A OFFICE SPACE FOR LEASE



2,434 RSF Available



JONES LANG LASALLE BROKERAGE



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## NORTH FREEWAY

## BUILDING HIGHLIGHTS

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- 2-Story Class A office building
- Surface level parking
- High-end interior finishes
- Strong local ownership
- Greater Heights Neighborhood
- Close Proximity to Downtown Houston
- Close Proximity to desirable retail
- First Floor: Shell condition, test fits available upon request
- New Landscaping
- Prominent signage option available

## LEASE TERMS

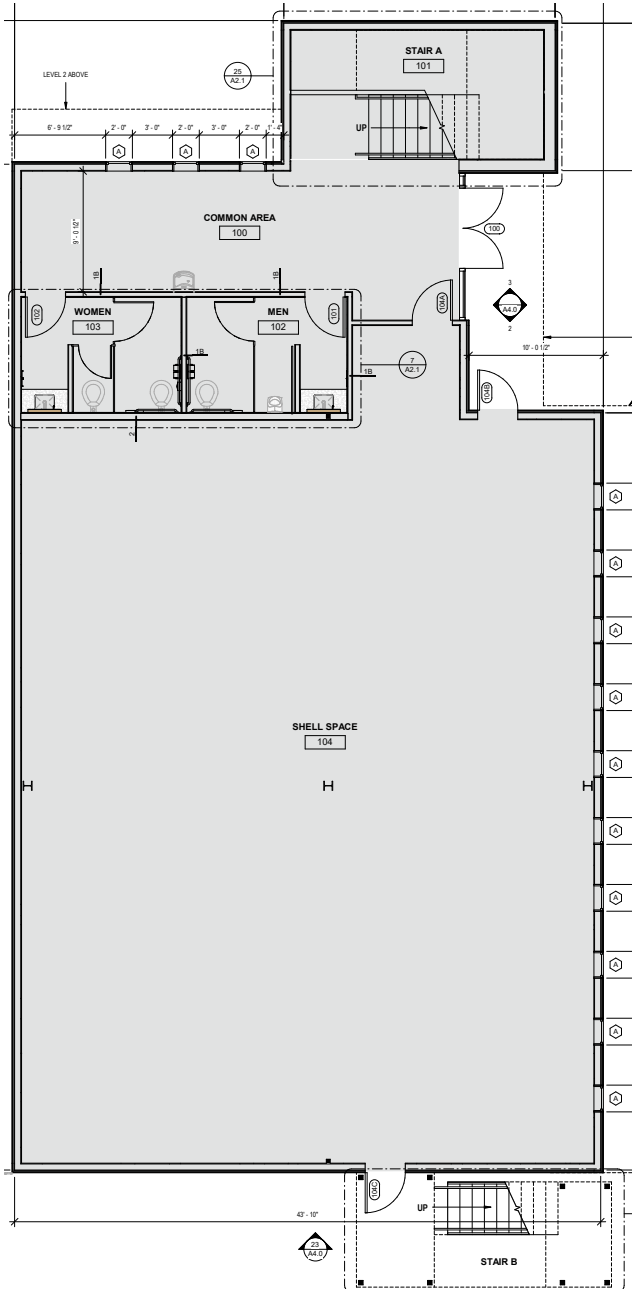
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- Negotiable

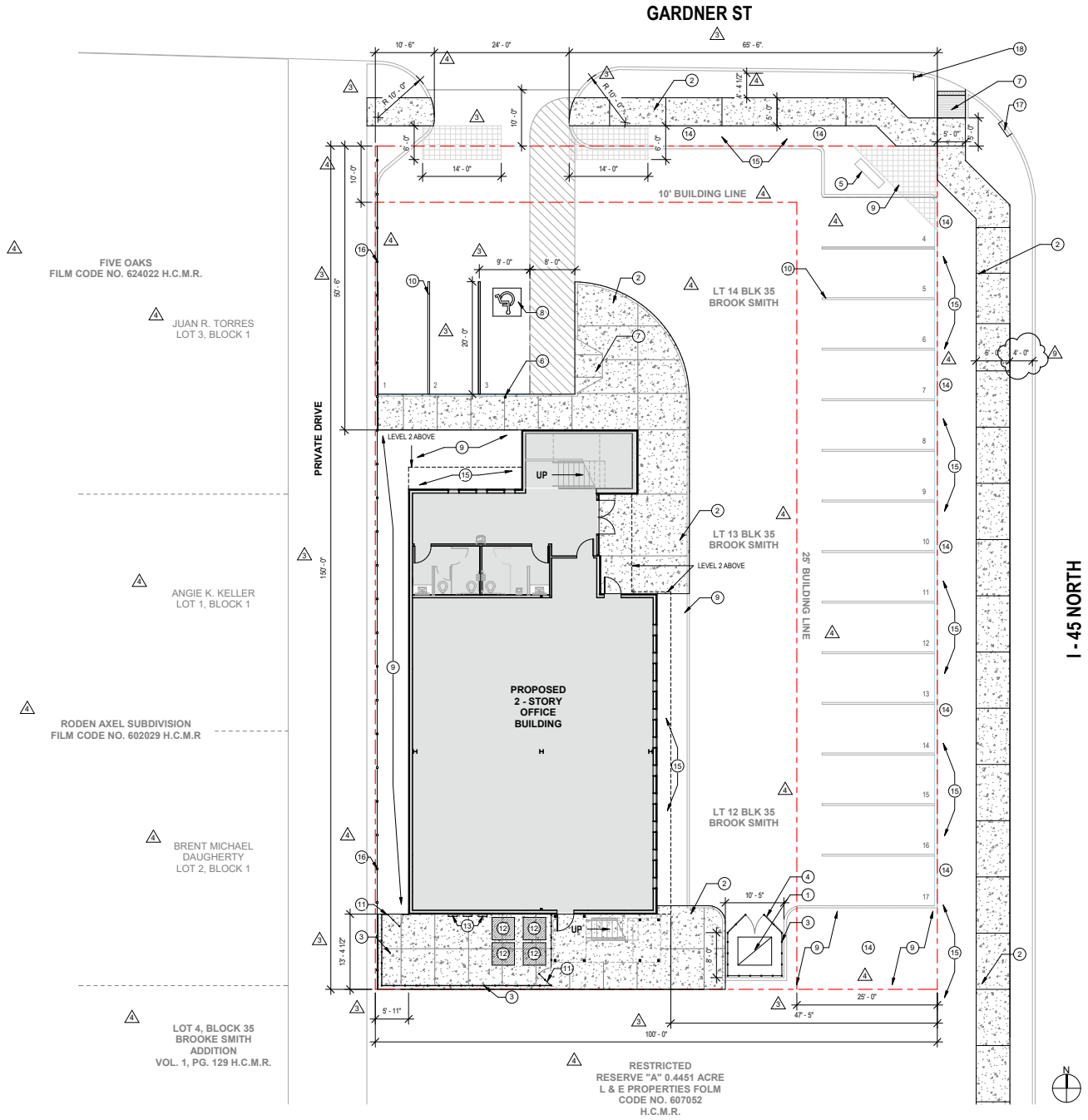


# FLOOR PLAN

Available Level 1:  
2,434 RSF



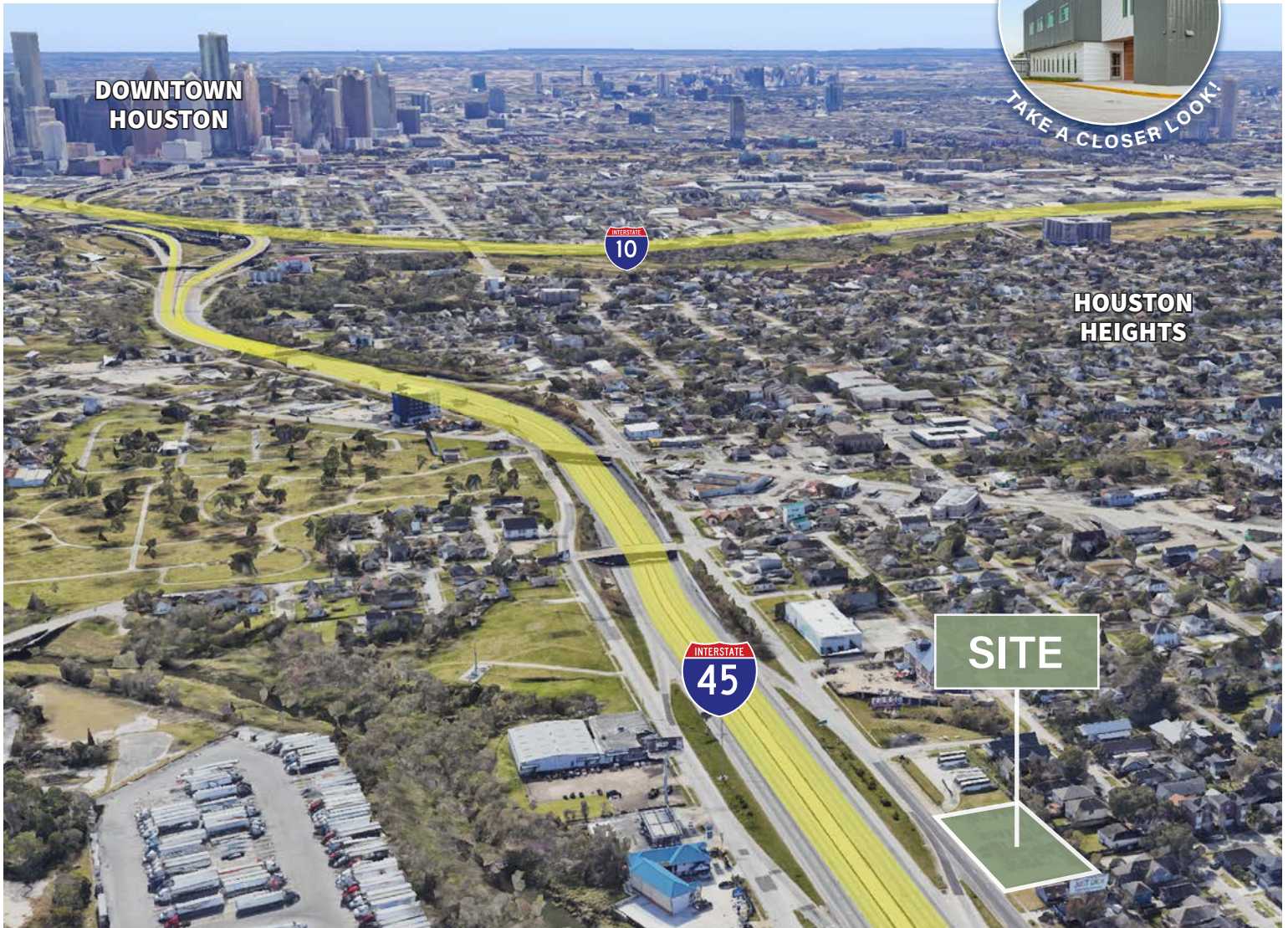
# SITE PLAN





# STRATEGIC LOCATION

This property is located inside the loop in the established Greater Heights neighborhood, with direct frontage to the North Freeway.



Population Demographics	1 miles	3 miles	5 miles
2022 Population	20,139	169,634	417,292
Average Household Income	\$115,891	\$124,624	\$120,798
Average Home Value	\$454,248	\$407,179	\$415,725



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Houston, TX 77009

## FOR LEASING

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