

# For Sublease

\*Lab Space Available\*

**One Northgate**  
**28420 Hardy Toll Road**  
**Spring, Texas 77373**

## Site Features

- 11,697 RSF Divisible
- Suite 110 - 6,969 RSF
- Suite 150 - 2,770 RSF \*Lab Space\*
- Training Room: 1,958 RSF
- Rate: \$25.00 Gross
- Sublease Expiration: 10/31/28
- Parking: 4.75/1000 RSF

**Jerrod McQuain**

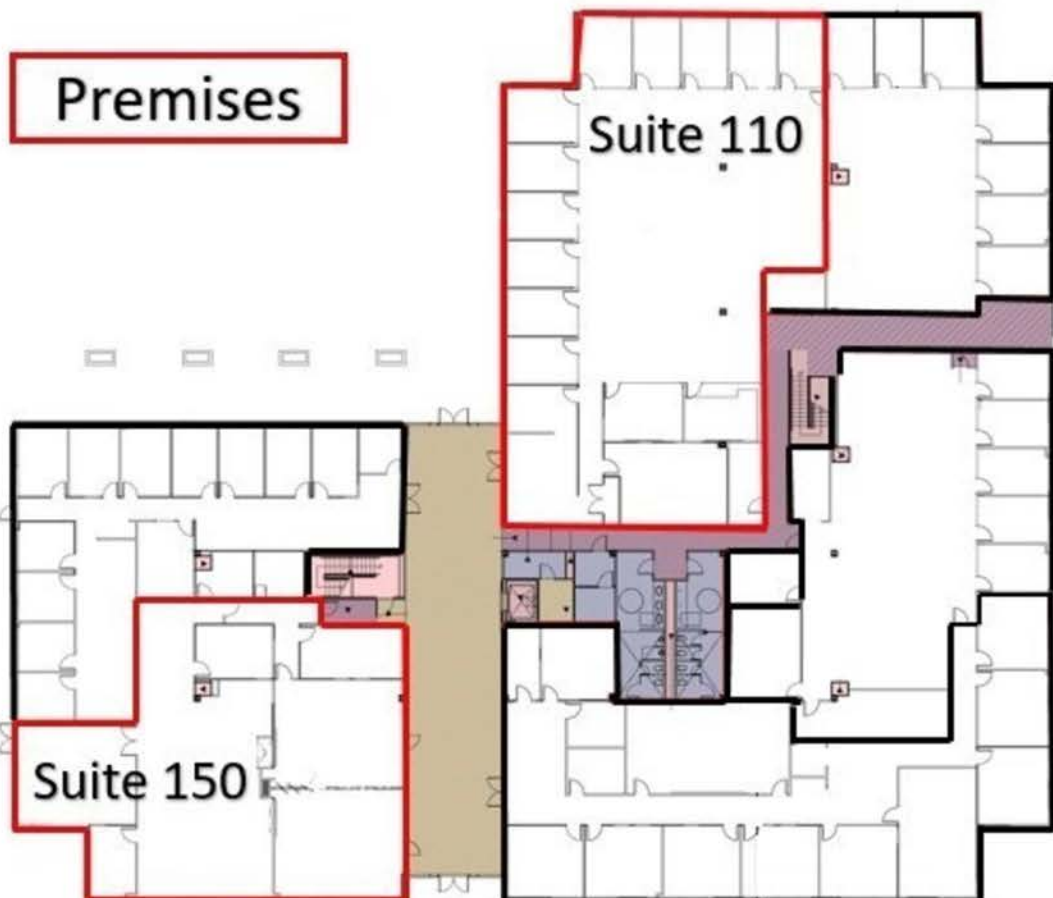
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## Lab Space Specs

- Fume Hoods:
  - 1X Labconco 47" Basic Fume Hood
  - 2X BMC 48" High Performance Fume Hood
- Acid and Flammable Cabinets
- 2X Snorkel / Drop Down Ducts
- Fire Suppression:
  - Dropdown Water Sprinkler System with Concealed Sprinkler Heads

### Suite 150 \*LAB SPACE\*







# Building Features

- Class A building located in 26 acre master planned business community
  - 1 Minute to Exxon Campus and City Place
  - 4 Minute to The Woodlands
  - 15 Minutes to IAH airport
  - 25 Minutes to downtown Houston
- Great ingress/egress via IH-45/Hardy Toll Road/Grand Parkway
- Well appointed lobby/common area
- Outdoor kitchen with water feature
- Building is secured entirely by wrought iron fencing with 25 security cameras
- Card-key Access

