



Edison Plaza

Beaumont, Texas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
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LEASING CONTACT

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AlbaneseCormier

albanescormier.com

Property Information

425,198 SF

CENTER NAME

Edison Plaza

LISTING ID

113

LOCATION

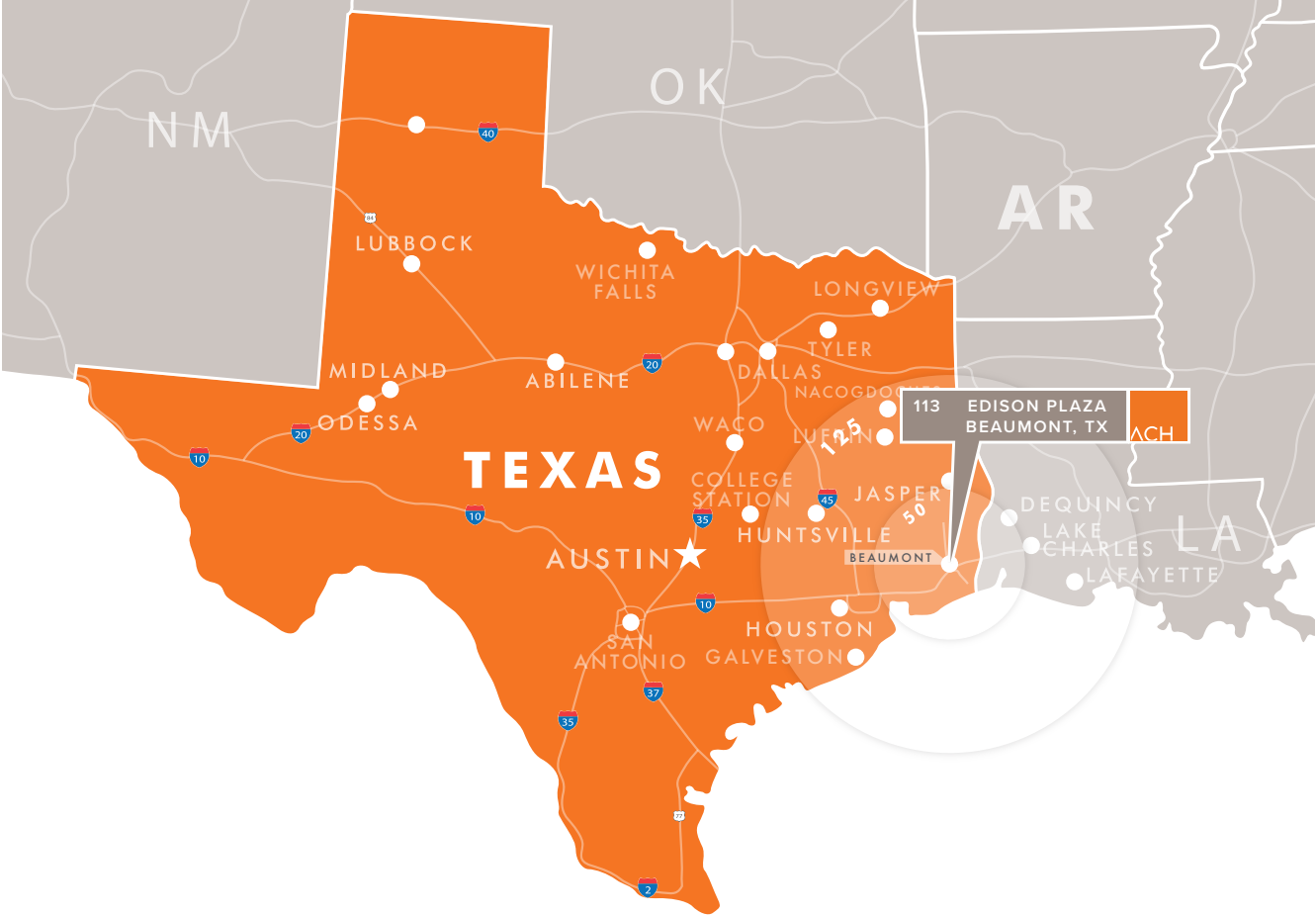
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PROPERTY HIGHLIGHTS

- Only Class A office building in the market
- Close proximity to Interstate 10
- Full service leases with broad offering of tenant amenities

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	1,806	44,059	89,647
HOUSEHOLDS	731	16,920	35,019
AVERAGE HH INCOME	\$40,471	\$43,221	\$57,023
BUSINESSES	544	3,424	5,768



edison PLAZA

an AlbaneseCormier property



												AVAILABLE SPACE (SF)		
17	1750 - Leased 5,151 SF					1775 - Leased 12,479 SF					1725 - Leased 3,775 SF	FULLY LEASED		
16	1600 - Leased - 10,052 SF						1650 - Leased - 15,276SF					FULLY LEASED		
15	Leased - 26,546 SF											FULLY LEASED		
14	1405 - Leased 288 SF	1410 - Leased 223 SF	1415 - Leased 3,387 SF	1417 - Leased 288 SF	1450 - Leased 933 SF	1420 - Leased 3,183 SF	1422 - Leased 218 SF	1430 - Leased 4,459 SF	1438 - Leased 2,191 SF	1440 - Leased 9,351 SF	FULLY LEASED			
13	Leased - 26,844 SF											FULLY LEASED		
12	Leased - 26,844 SF											FULLY LEASED		
11	Leased - 27,440 SF											FULLY LEASED		
10	Leased - 27,491 SF											FULLY LEASED		
9	Leased - 27,632 SF											FULLY LEASED		
8	800 - Leased 12,056 SF						850 - Leased 14,877 SF					FULLY LEASED		
7	720 - Leased 3,377 SF	740 - Leased 1,869 SF	770 - Leased 1,558 SF	765 - Leased 1,720 SF	760 - Leased 2,133 SF	755 - Leased 2,236 SF	750 - Leased 4,819 SF	711 - Leased 901 SF	715 - Leased 2,882 SF	710 - Leased 1,296 SF	705 - Leased 1,295 SF	750C - Leased	730 - Leased 436 SF	FULLY LEASED
6	601 - Leased 7,110 SF	605 - Leased 500 SF	610 - Leased 321 SF	615 - Leased 500 SF	620 - Leased 400 SF	625 - Leased 5,767 SF	640 - Leased 2,979 SF	660 - Leased 2,802 SF	650 - Leased 3,614 SF	660 - Leased 2,802 SF	FULLY LEASED			
5	Leased - 27,523 SF											FULLY LEASED		
4	Leased - 26,942 SF											FULLY LEASED		
3	300 - Leased 1,123 SF	301 AVAILABLE 512 SF	302 - Leased 440 SF	345 - Leased 483 SF	340 - Leased 1,279 SF	320 - Leased 1,088 SF	330 - Leased 3,374 SF	327 - Leased 2,493 SF	335 Leased 1,866 SF	327 - Leased 2,967 SF	315 - Leased 671 SF	305 - Leased 3,849 SF	310 - Leased 1,859 SF	512 SF AVAILABLE
2	200 - Leased 165 SF	205 - Leased 976 SF	208 - Leased 1,139 SF	209 - Leased 833 SF	210 - Leased 732 SF	290 - Leased 7,763 SF	250 - Leased 4,762 SF	265 - Leased 1,266 SF	270 - Leased 998 SF	240 - Leased 1,254 SF	220 - Leased 1,960 SF	245 - Leased 560 SF	225 - Leased 165 SF	FULLY LEASED
1	110 - Leased 575 SF		130 - Leased 1,080 SF		110 - Leased 908 SF		115 - Leased 3,000 SF			115 - Leased 1,033 SF			FULLY LEASED	

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