

10497 TOWN & COUNTRY WAY

HOUSTON, TX 77024

BUILDING INFORMATION

Building Size: 149,309 SF
Number of Floors: Nine
Rental Rate: \$29.00 PSF (NNN) Floors 2 - 8
\$30.00 PSF (NNN)*
Opex: \$15.48 PSF
Lease Term Offered: 3 - 10 year terms

Available Suites and Square Footages:

Suite 100 - 2,811 SF (\$32.00 PSF NNN)
Suite 135 - 618 SF
Suite 230 - 550 Available 04.01.25
Suite 914 - 5,462 - 7,733 SF*
Suite 915 - 2,271 - 7,733 SF* Available 10.01.25

[Virtual Tour](#)[Virtual Tour](#)

TOWN & COUNTRY
10497

[Tenant Conference Room](#)[BROCHURE](#)

Tenant Parking: 3.5 spaces per 1,000 SF leased
Reserved: \$60/month/space
Covered: \$35/month/space
Building Architect: Philip Ewald Architecture
Telecom Providers: Logix, AT&T, Comcast, Verizon
After Hours HVAC: \$50/ Hour
Amenities: Newly Renovated and Expanded Lobby &
Building Conference Room,
On-Site Management, Ownership,
Engineering & Security

LEASING INFORMATION

Chris Lewis, SIOR | *Managing Principal*
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Bill Insull, CCIM | *Principal*
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Blake Virgilio, CCIM, SIOR | *Principal*
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PROPERTY MANAGEMENT

Lee & Associates

Lillie Norton | *Managing Director*

713.660.1160

Shawn Harvey | *President*

