

10497 TOWN & COUNTRY WAY

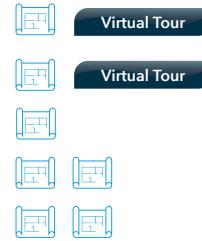
HOUSTON, TX 77024

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



Tenant Conference Room

BROCHURE

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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

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PROPERTY MANAGEMENT

Lee & Associates

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Shawn Harvey | President

