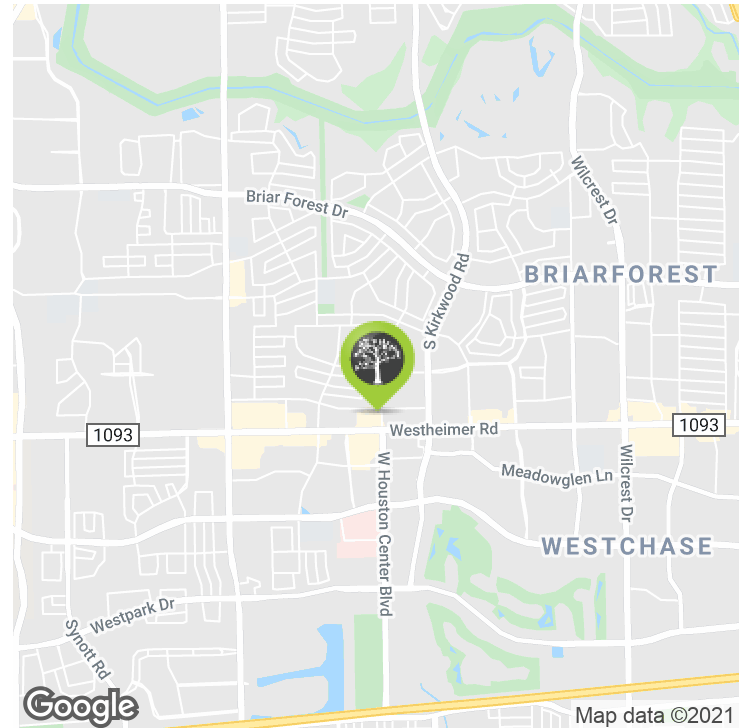


FOR LEASE | OFFICE | 2550 GRAY FALLS DRIVE



LANDPARK
COMMERCIAL



PROPERTY DESCRIPTION

Beautiful 4 story office building conveniently located at Westheimer and Gray Falls in Southwest Houston. Minutes from Sam Houston Parkway. Local stable ownership with onsite responsive management and leasing. Attractive lobby with comfortable visitor seating. Open surface and reserved covered parking available with elevator access to the parking garage. Fully renovated restrooms and flooring throughout.

Flexible leases available with many upgraded finishes in several suites. Great restaurants and many fast food locations nearby. FedEx Retail Store within one block. Please call for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- Four Story Building
- Single Office Space from \$400/mo
- Over 84,000 sf of Office Space
- Underground, Reserved, Covered, and Open Surfaced Parking
- Controlled Heating Per Floor
- On-site Management & Leasing
- 24 Hour Controlled Access
- Building Identity Available
- Excellent visibility

RYAN BURNAMAN

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LEASE TYPE | Full Service
TOTAL SPACE | 321 - 10,484 SF
LEASE TERM | Negotiable
LEASE RATE | \$17.00 - \$19.17 SF/yr



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100-A	Available	360 SF	Full Service	\$575 per month
Suite 100-C	Available	321 SF	Full Service	\$475 per month
Suite 100-J	Available	348 SF	Full Service	\$500 per month
Suite 142	Available	476 SF	Full Service	\$17.00 SF/yr
Suite 150	Available	1,937 SF	Full Service	\$17.00 SF/yr
Suite 200	Available	3,898 - 5,709 SF	Full Service	\$17.00 SF/yr
Suite 210	Available	697 SF	Full Service	\$17.00 SF/yr
Suite 218	Available	1,886 SF	Full Service	\$17.00 SF/yr
Suite 275	Available	1,811 - 5,709 SF	Full Service	\$17.00 SF/yr
Suite 320	Available	3,001 - 6,927 SF	Full Service	\$17.00 SF/yr
Suite 330	Available	1,303 - 6,927 SF	Full Service	\$17.00 SF/yr
Suite 333	Available	2,623 - 6,927 SF	Full Service	\$17.00 SF/yr
Suite 375	Available	5,289 SF	Full Service	\$17.00 SF/yr
Suite 425	Available	5,372 - 10,484 SF	Full Service	\$17.00 SF/yr
Suite 430	Available	698 SF	Full Service	\$17.00 SF/yr

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