

2575 WEST BELLFORT STREET

Houston, TX 77054



2ND GEN LAB SPACE

Building Information

- 57,246 RSF two-story
- Life Science focused building
- On the Metro Line
- 24 hour HVAC
- 3.5/1,000 Parking Ratio
- Back-up building generator
- Out of all floodplains
- 2016 renovated building
- Energy efficient LED lighting
- Surface and covered parking available
- 3.5/1,000 Parking Ratio
- Access card or call-in system required for entry
- Adjacent to NRG Stadium

Availability

- Suite 190 – 5,722 SF
- Suite 194 – 2,219 SF
- Suite 200 - 13,294 SF
- Suite 250 - 8,907 SF
- Suite 295 - 630 SF

Lease Rate

- \$30.00/NNN
- Est. 2024 OPEX \$15.42

Leasing Information:

Christian Connell

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Justin Brasell

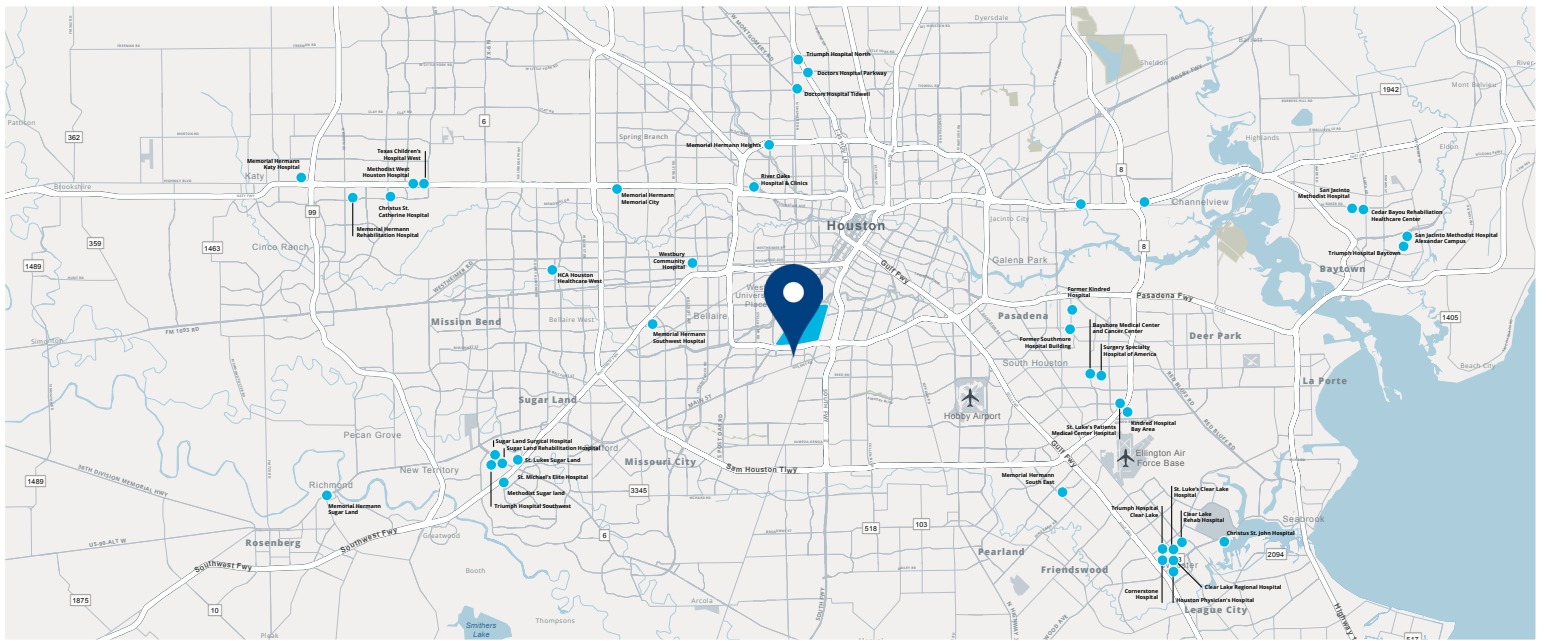
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 **TRANSWESTERN**

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