

High-end, move-in ready office available

savills

FOR SUBLEASE 1290 Hercules Ave, Houston, TX 77058



SPACE PROFILE

Up to ±64,000 SF
Total SF

02/15/2029
Term Through

4.5/1,000
Parking Spaces

Call Broker
Rental Rate

Flexible
Availability

Negotiable
Furniture



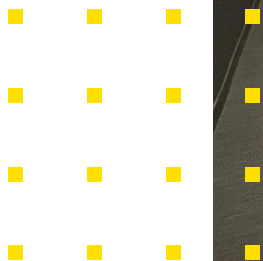
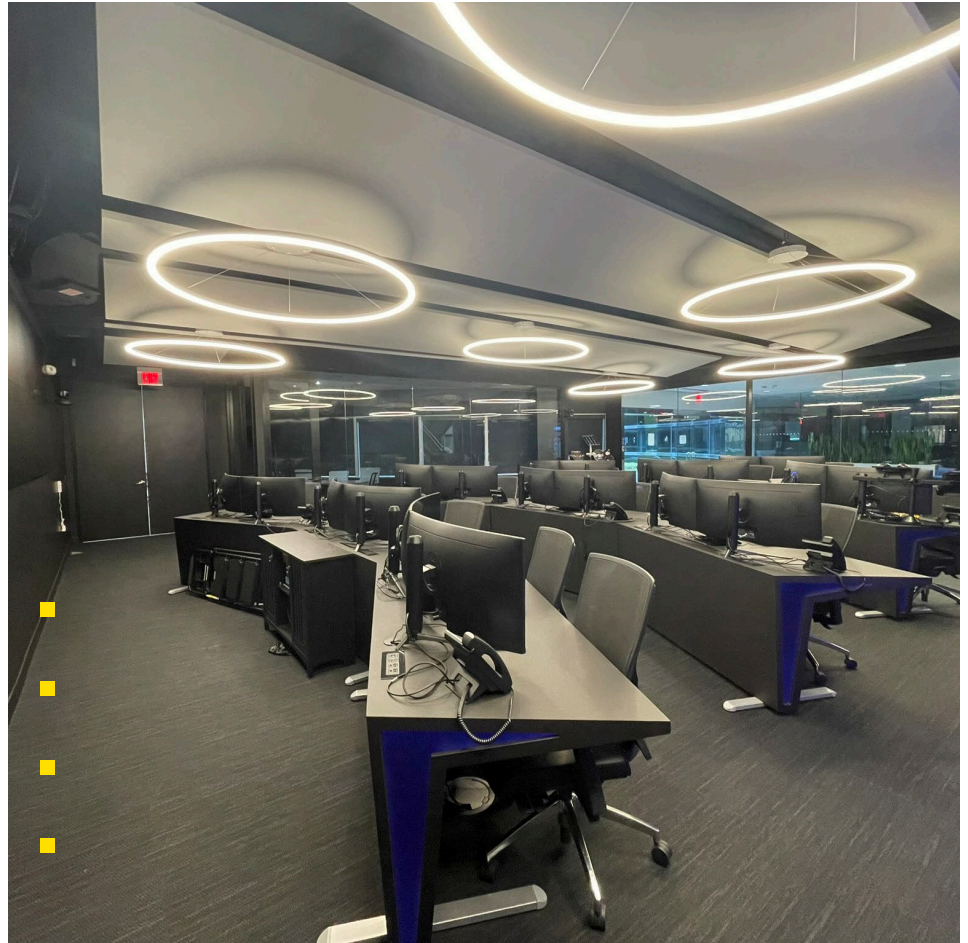
PROPERTY OVERVIEW

This recently renovated building in the heart of Clear Lake City overlooks NASA/JSC with multiple restaurants and retail shops within close proximity.

The grand lobby entrance with a custom staircase and digital lobby directory welcome all to its high-end office space spanned across two (2) floors.

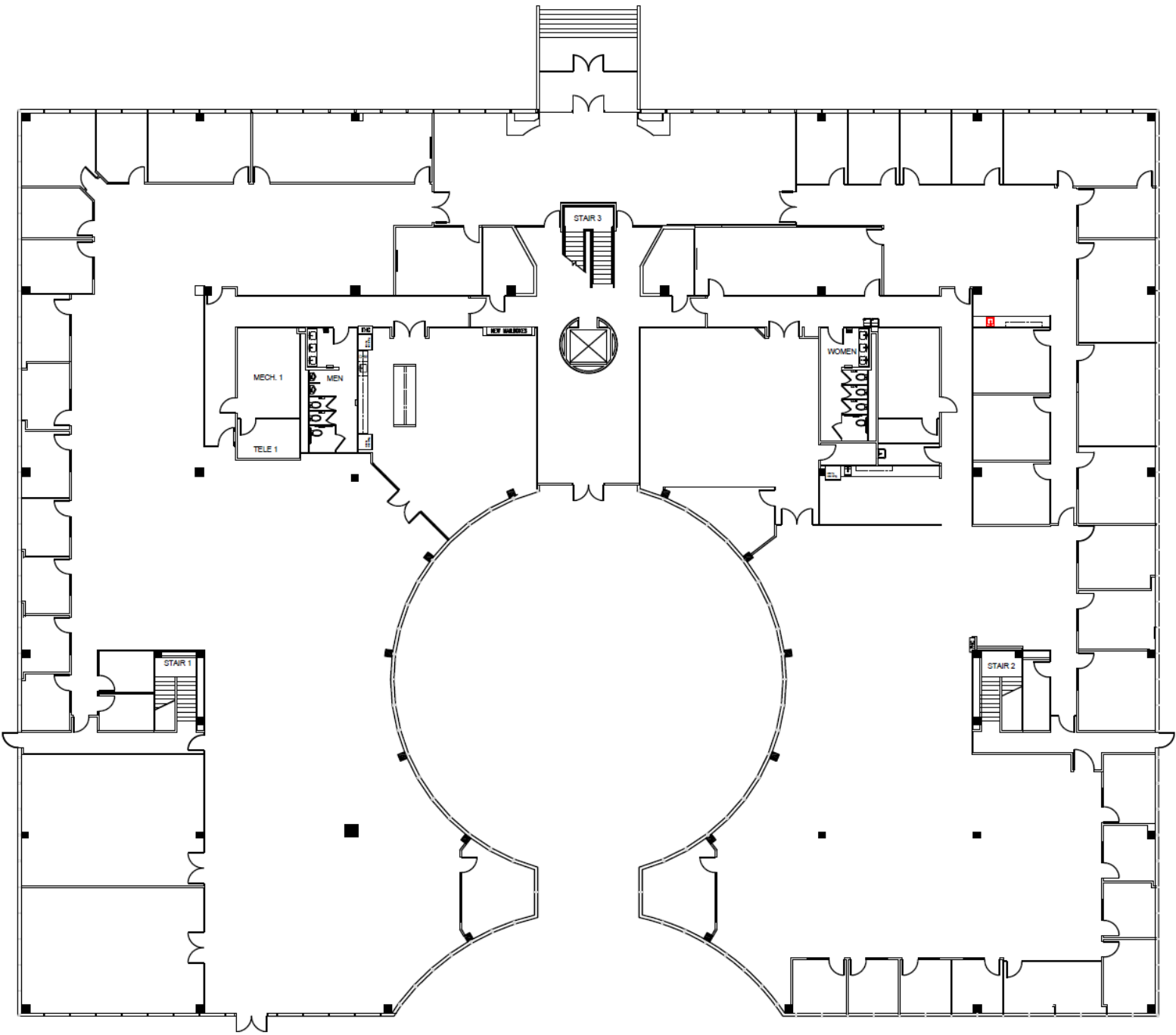
This building boasts $\pm 64,000$ SF of space that is potentially divisible to 15,000 SF with multiple conference rooms, media/training room, large break rooms and lab spaces.

Perfect for creative office, high-end aerospace, deep tech, engineering, petrochemical and industrial companies.



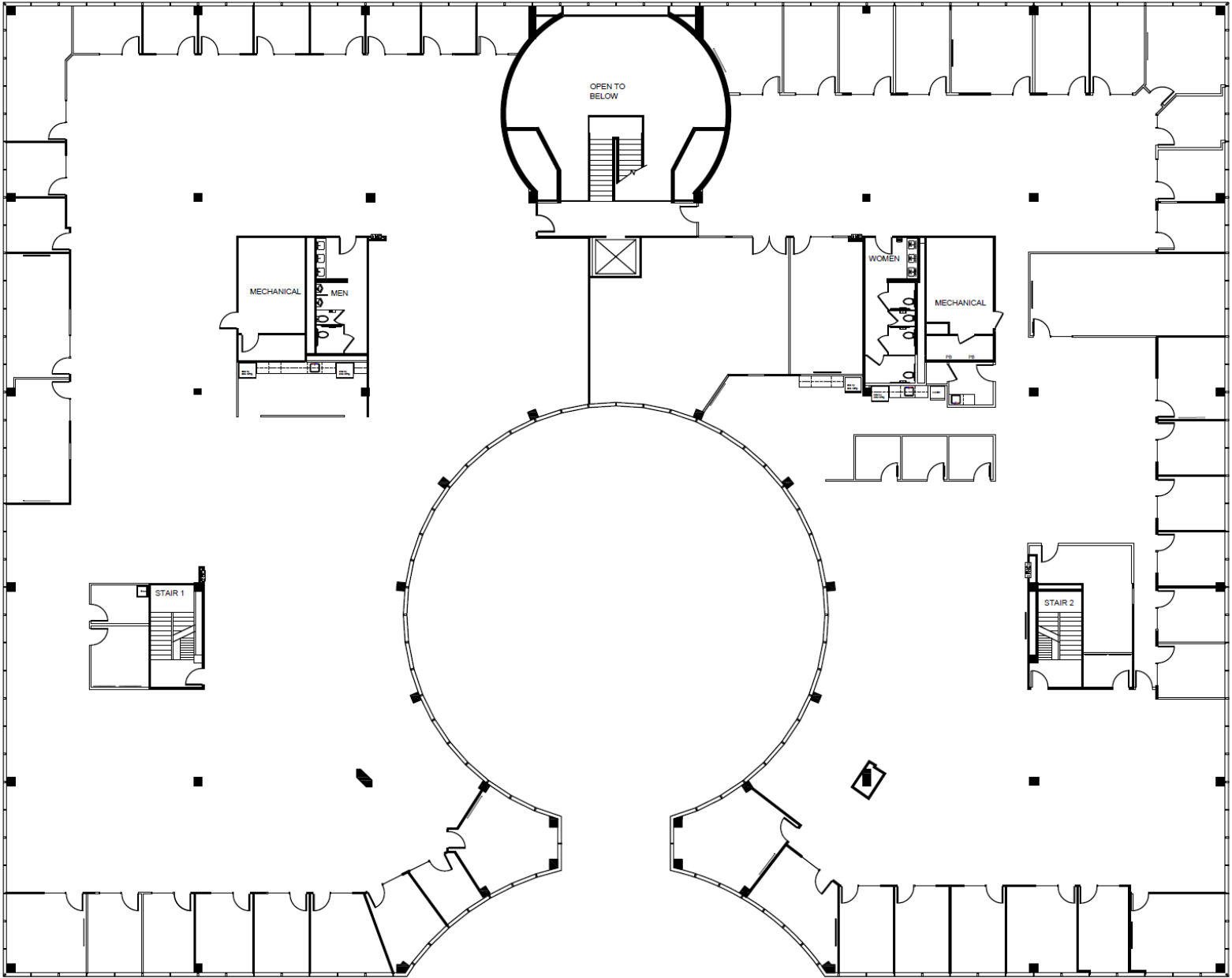


- Multiple conference rooms
- Large break and gathering areas
- Media/training room
- Lab spaces
- Private executive suite
- Building equipped with back-up generator transfer switch



FIRST FLOOR

31,327 RSF



SECOND FLOOR

32,389 RSF



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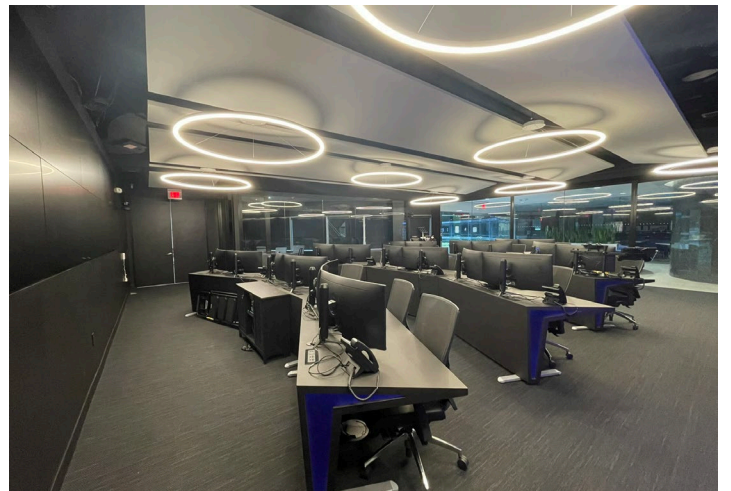
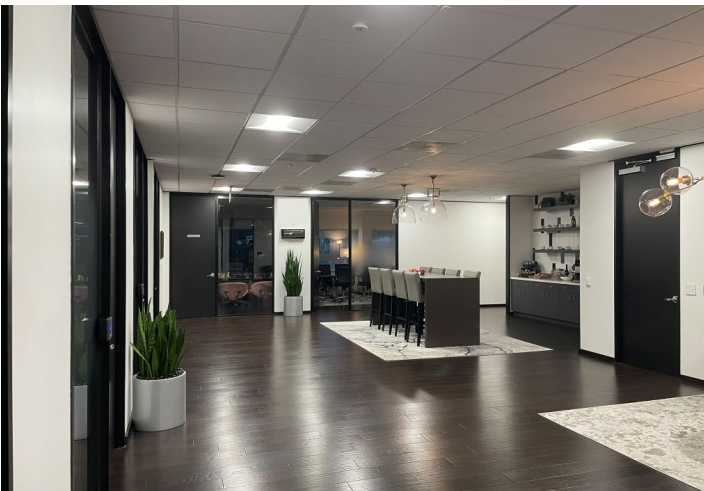
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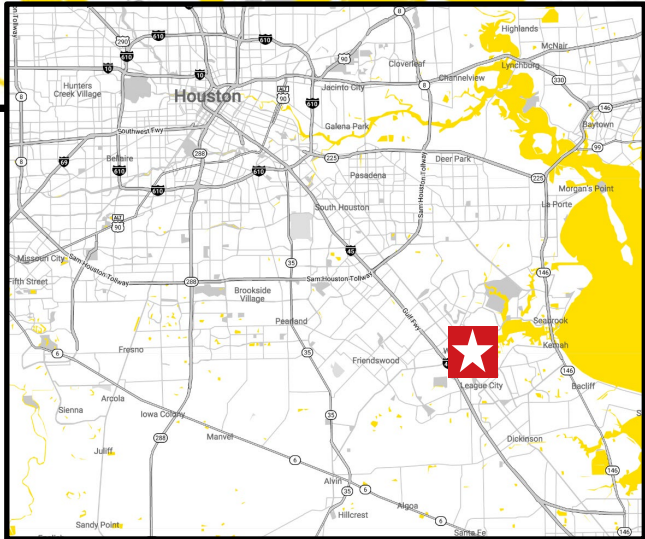
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 1290 Hercules Avenue

- 1. University of Houston-Clear Lake
- 2. NASA/Johnson Space Center
- 3. NASA/JSC Contractor Gate
- 4. Space Center Houston
- 5. Houston Methodist Clear Lake Hospital
- 6. UTMB Health Clear Lake Campus Hospital
- 7. HCA Houston Health Care Clear Lake



Contact Us



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