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12000 AEROSPACE

Aerospace Avenue Building | 12000 Aerospace Avenue | Houston, Texas 77034



Owned and Managed By

**GEMINI
ROSEMONT**
COMMERCIAL REAL ESTATE®

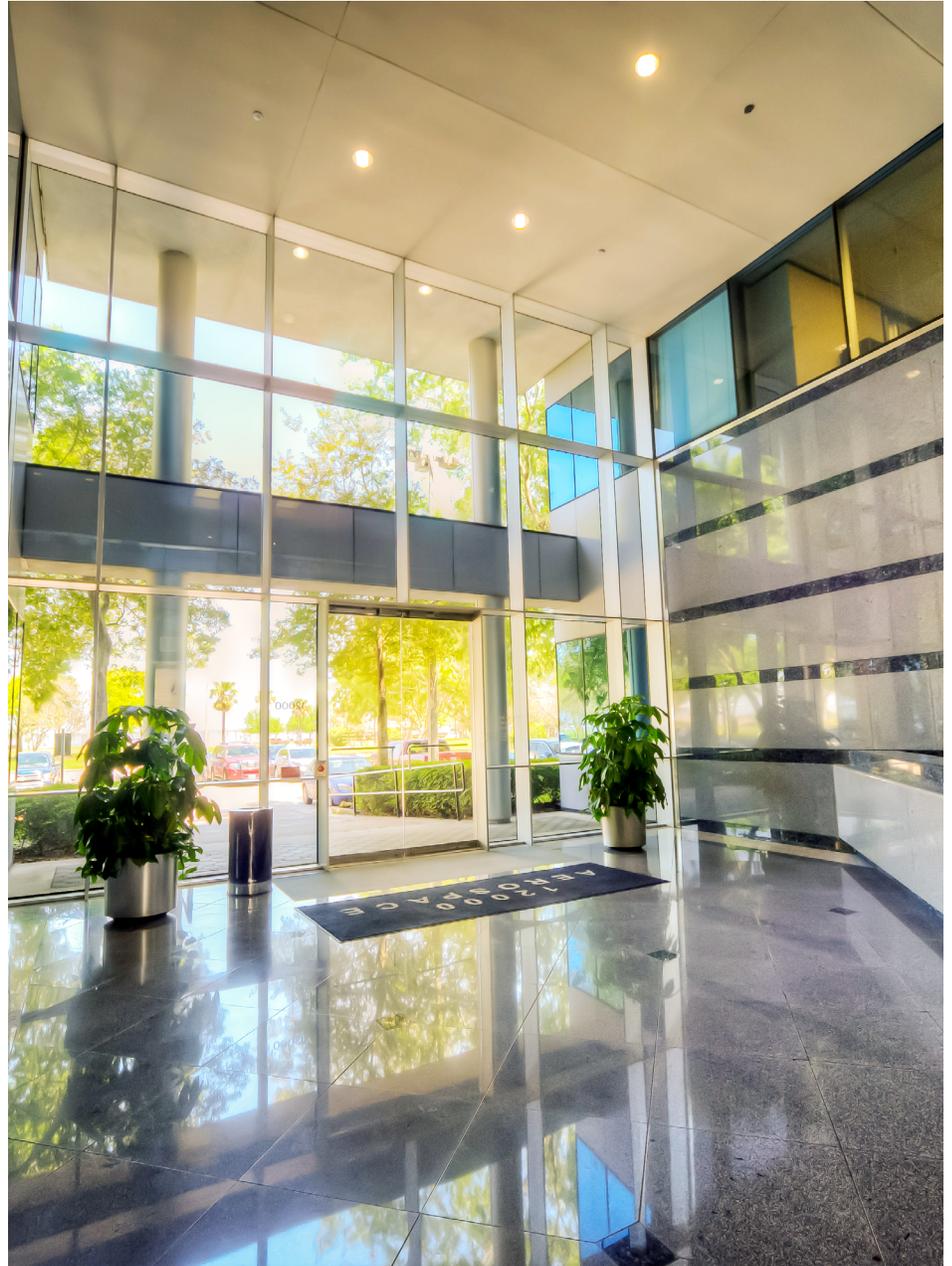

STREAM®

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BUILDING FEATURES

- Beautiful granite lobby
- Parking for dense users with 6/1,000 SF parking ratio; covered parking available
- Fiber access
- Separate freight elevator with loading dock
- Located on Ellington Field
- Card key access system
- Greenspace with patio games and seating
- On-site maintenance



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PREMIER LOCATION

- Immediate access to Highway 3, I-45 and Beltway 8
- Only 10 minutes to Highway 225 and Beltway 8
- Central access to Clear Lake, Pasadena, downtown Houston, and Hobby Airport
- Located on Ellington Field
- Numerous restaurants and hotels nearby
- Close to banking and retail

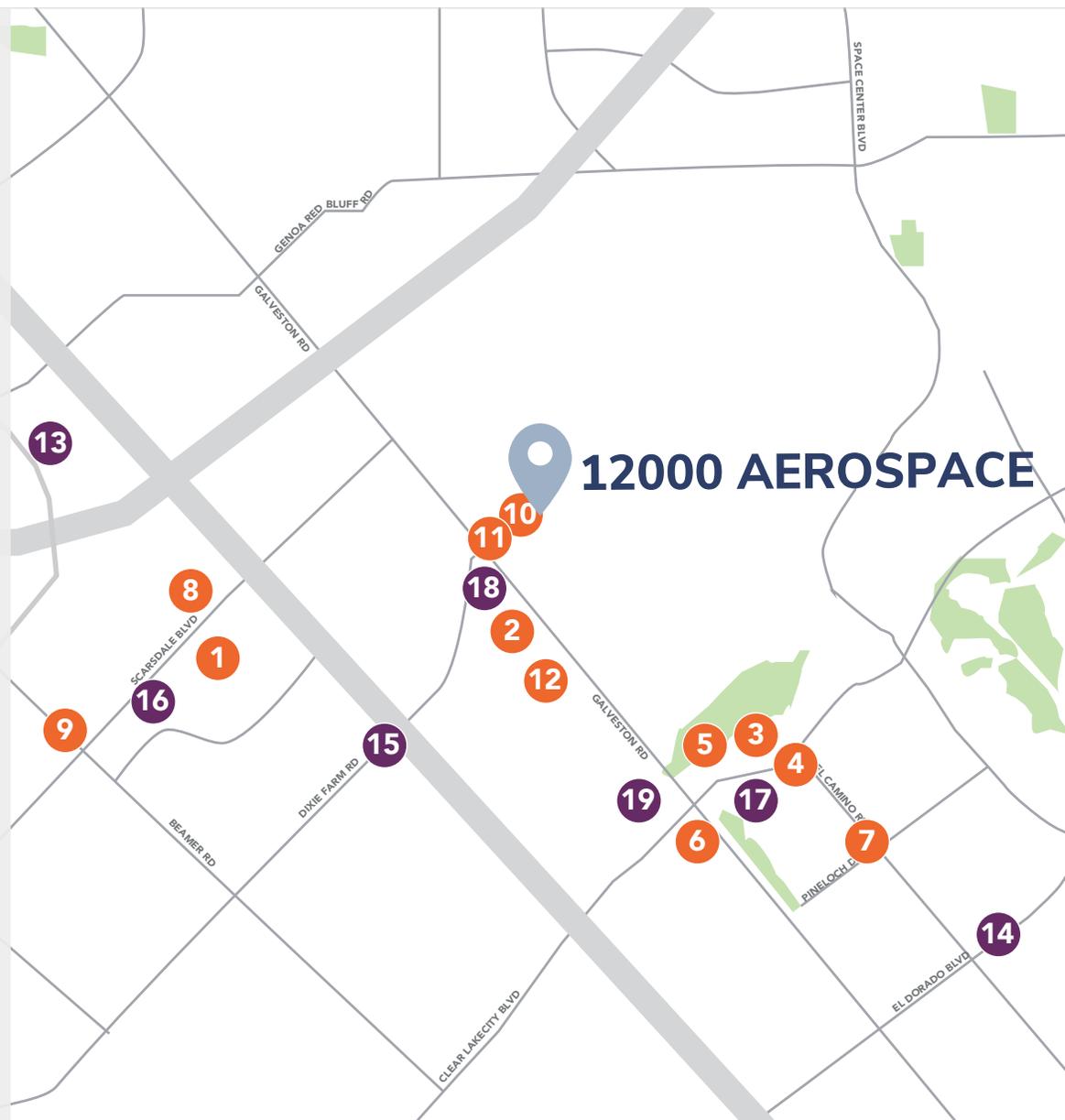
LOCAL AMENITIES

RESTAURANTS

1. Scoreboard's Sports Bar & Grill
2. Jack in the Box
3. J. Henry's Draught House & Kitchen
4. The Davenport Lounge Clear Lake
5. Abe's Cajun Market
6. Starbucks
7. Grazia Italian Kitchen
8. Dairy Queen
9. Dunkin' Donuts
10. Dixie Deli
11. Tempura
12. Burger House

RETAIL

13. AMC Gulf Pointe 30
14. Walgreens
15. JSC Federal Credit Union
16. Wells Fargo Bank
17. The Home Depot
18. Shell Gas Station
19. CVS



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