

**PROPERTY DESCRIPTION**

397 N. Sam Houston is a 68,000 SF Class B office building located near Bush Intercontinental Airport, Downtown, and The Woodlands. The buildings common areas were recently remodeled, has a bank inside and a 2- story covered parking garage.

**PROPERTY HIGHLIGHTS**

- We are currently offering free rent incentives. We're offering 1 month of free rent on a 3 year lease term, 3 months free rent on a 5 year lease term and 6 months free rent on a 7 year lease term.
- Recently Remodeled Common Areas
- Bank of Ozarks Inside Building
- 2-Story Covered Parking Garage
- Parking Ratio 4.00/1,000
- Centrally Located in Houston
- Easy Access to I-45, Beltway 8, Hardy Toll Rd, Hwy 290, Hwy 249

**LOCATION DESCRIPTION**

Centrally located in North Houston, close proximity to IAH, Downtown and The Woodlands. Easy access to I-45, Beltway 8, Hardy Toll Road, Hwy 290, and Hwy 249.

**OFFERING SUMMARY**

Lease Rate:	\$10.00 - 24.00 SF/yr (Full Service)
Available SF:	150 - 10,742 SF
Lot Size:	3.07 Acres
Building Size:	68,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,443	26,888	65,901
Total Population	18,056	85,631	220,403
Average HH Income	\$30,351	\$37,772	\$44,349

STEVEN T. BLOOMER  
 713.789.2200 x121  
 sbloomer@landparkco.com



**LEASE TYPE** | Full Service

**TOTAL SPACE** | 150 - 10,742 SF

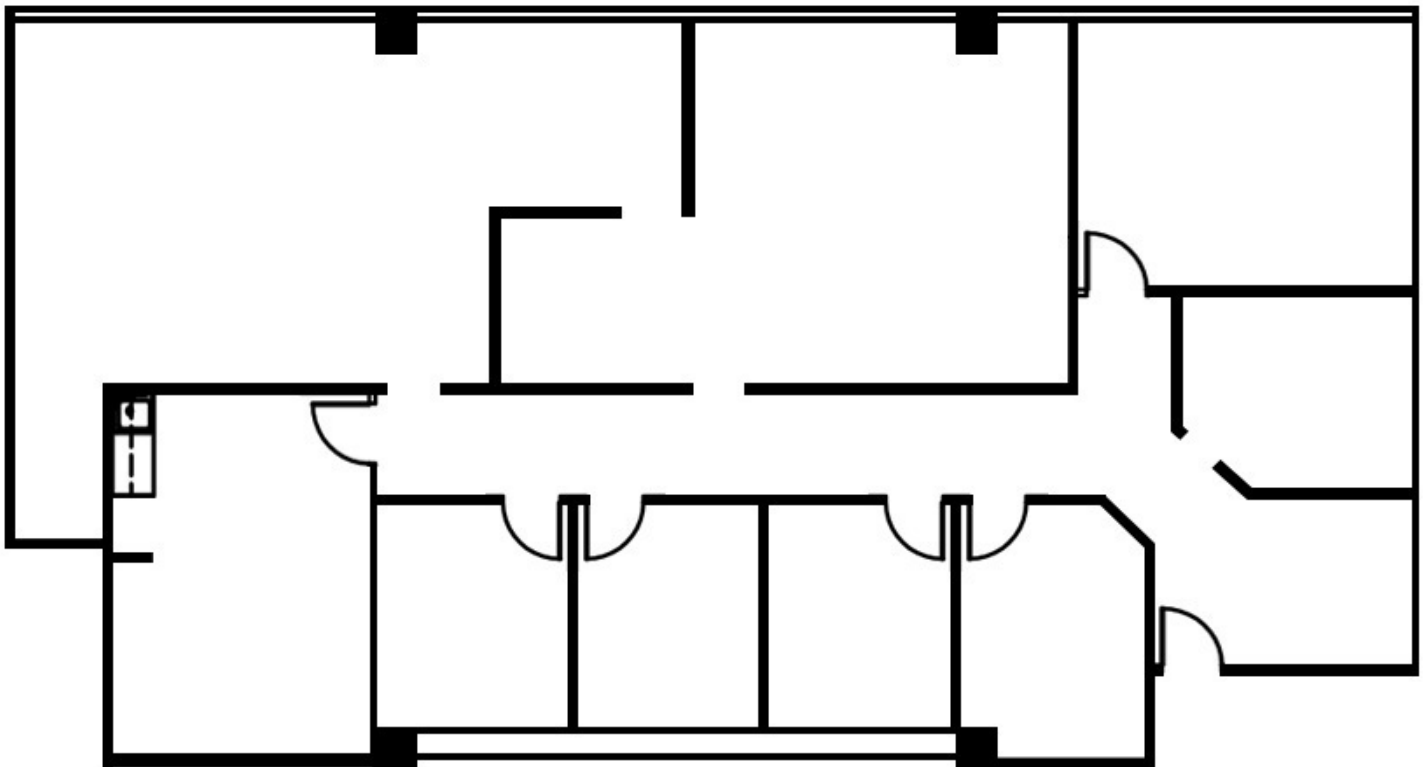
**LEASE TERM** | Negotiable

**LEASE RATE** | \$10.00 - \$24.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115	Available	2,500 SF	Full Service	\$12.00 - \$14.00 SF/yr
Suite 150	Available	1,700 SF	Full Service	\$12.00 - \$14.00 SF/yr
Suite 120	Available	1,000 SF	Full Service	\$12.00 - \$14.00 SF/yr
Suite 200	Available	10,742 SF	Full Service	\$10.00 SF/yr
Suite 250	Available	2,033 SF	Full Service	\$12.00 - \$14.00 SF/yr
Suite 405	Available	1,100 SF	Full Service	\$12.00 - \$14.00 SF/yr

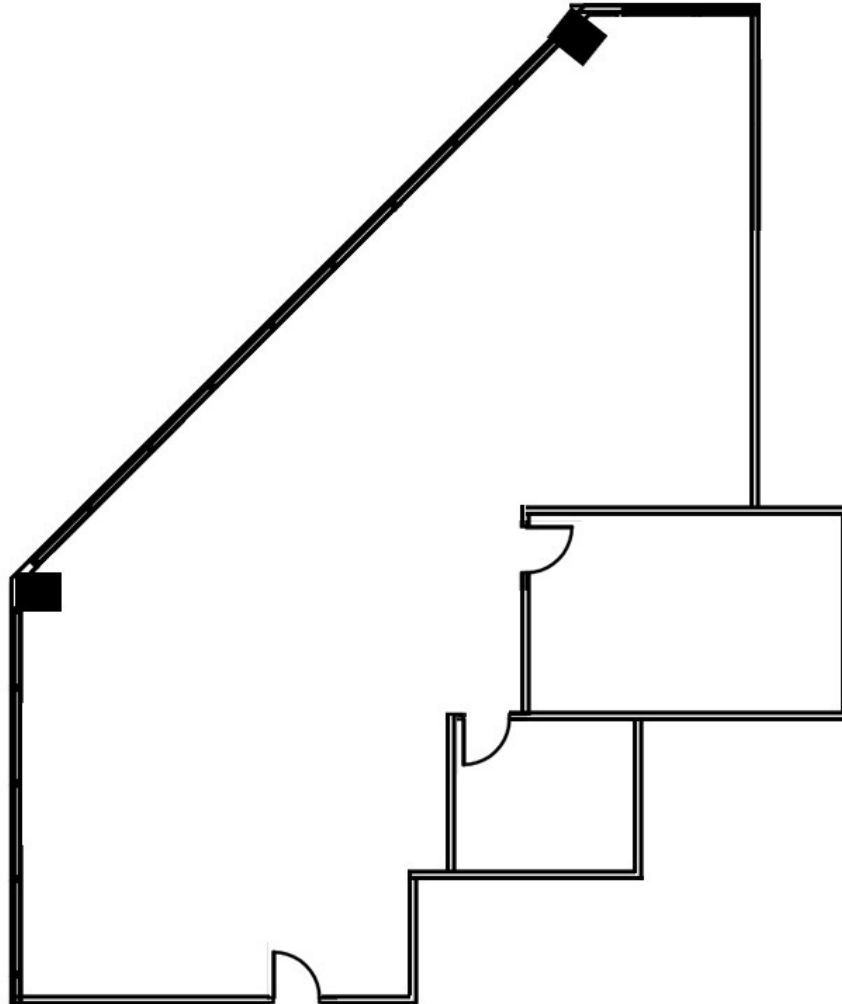
STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



1 SUITE 110  
2,966 Square Feet

(NOT TO SCALE)

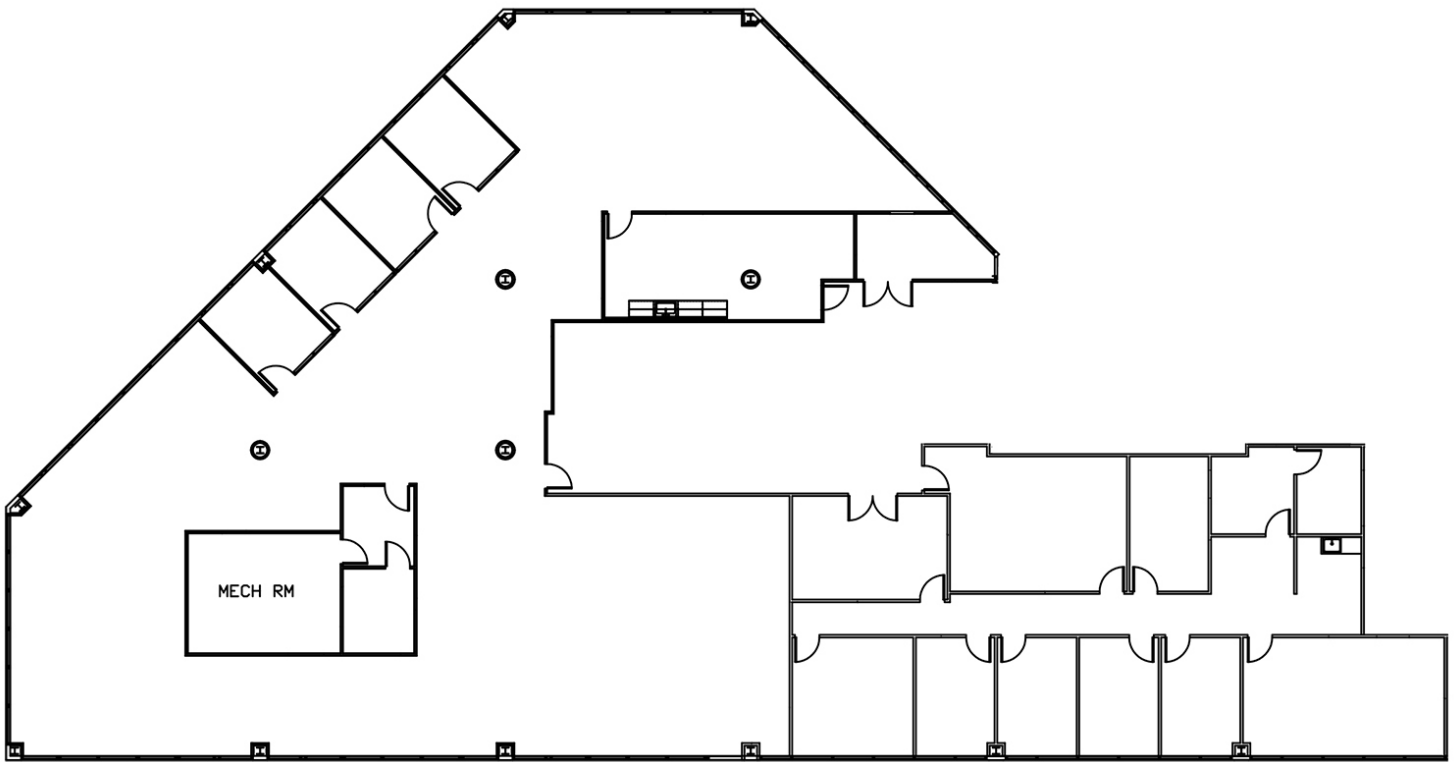
STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



1 SUITE 150  
1,968 Square Feet

(NOT TO SCALE)

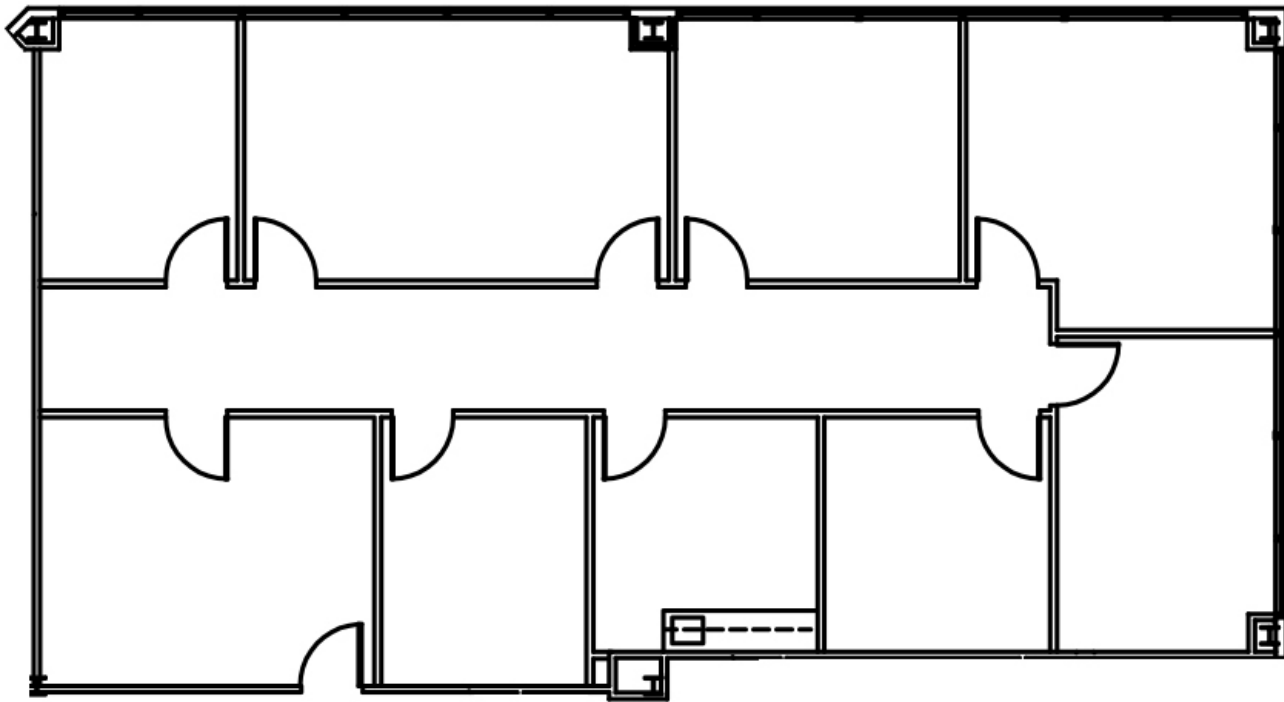
STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



2 SUITE 200  
10,742 Square Feet

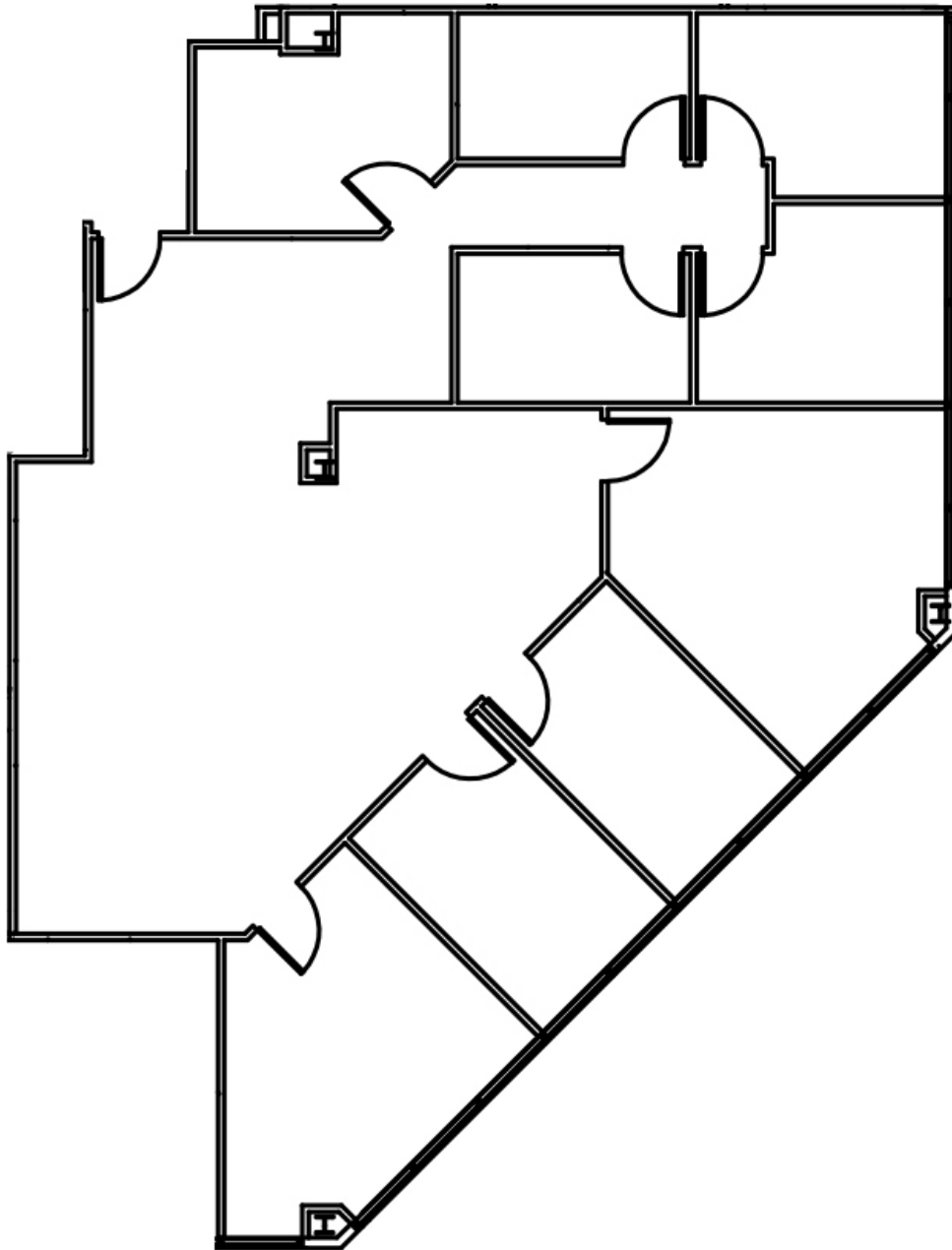
(NOT TO SCALE)

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



2 SUITE 210  
2,356 Square Feet

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com

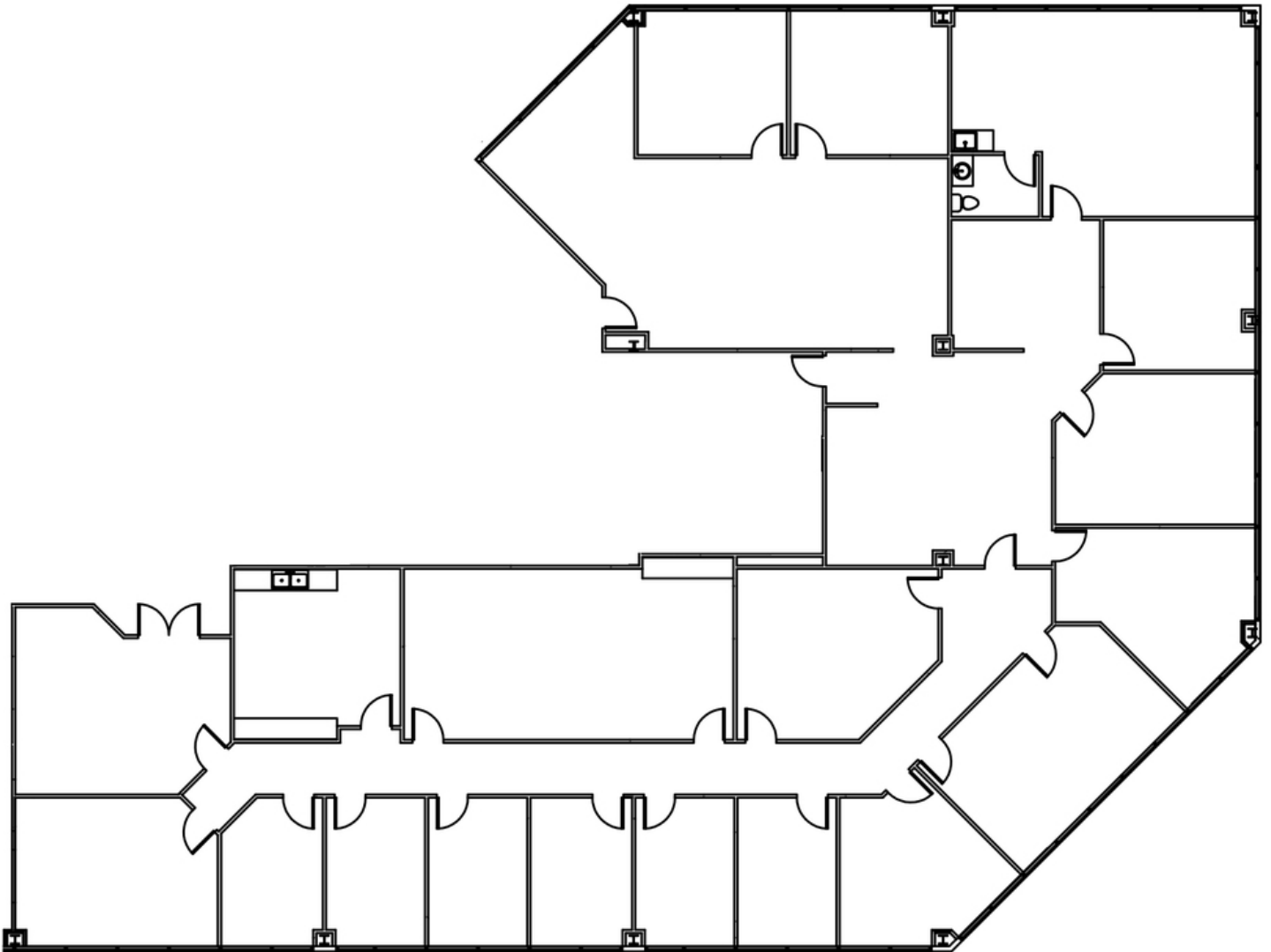


2 SUITE 250  
2,333 Square Feet

(NOT TO SCALE)

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com

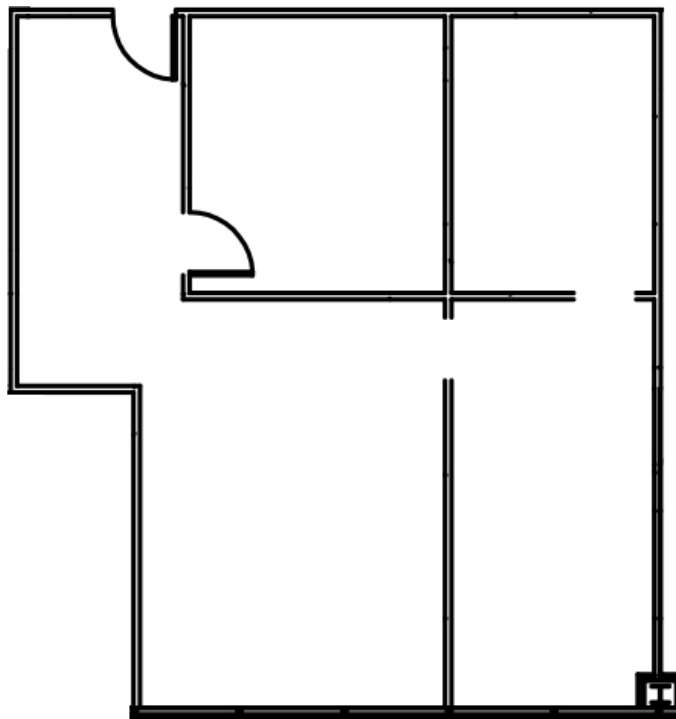




3 SUITE 300  
7,915 Square Feet

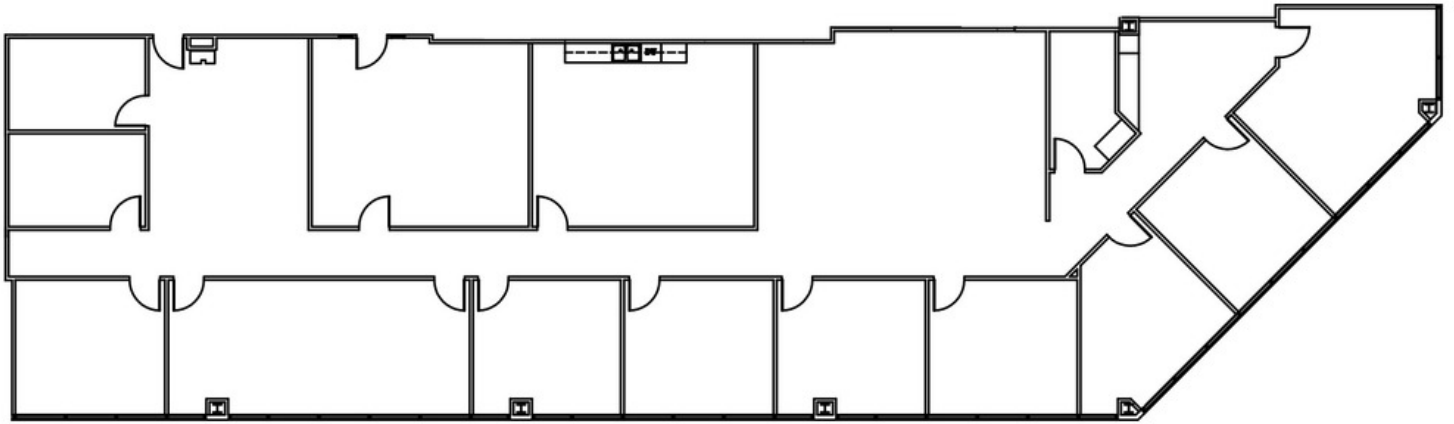
STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com





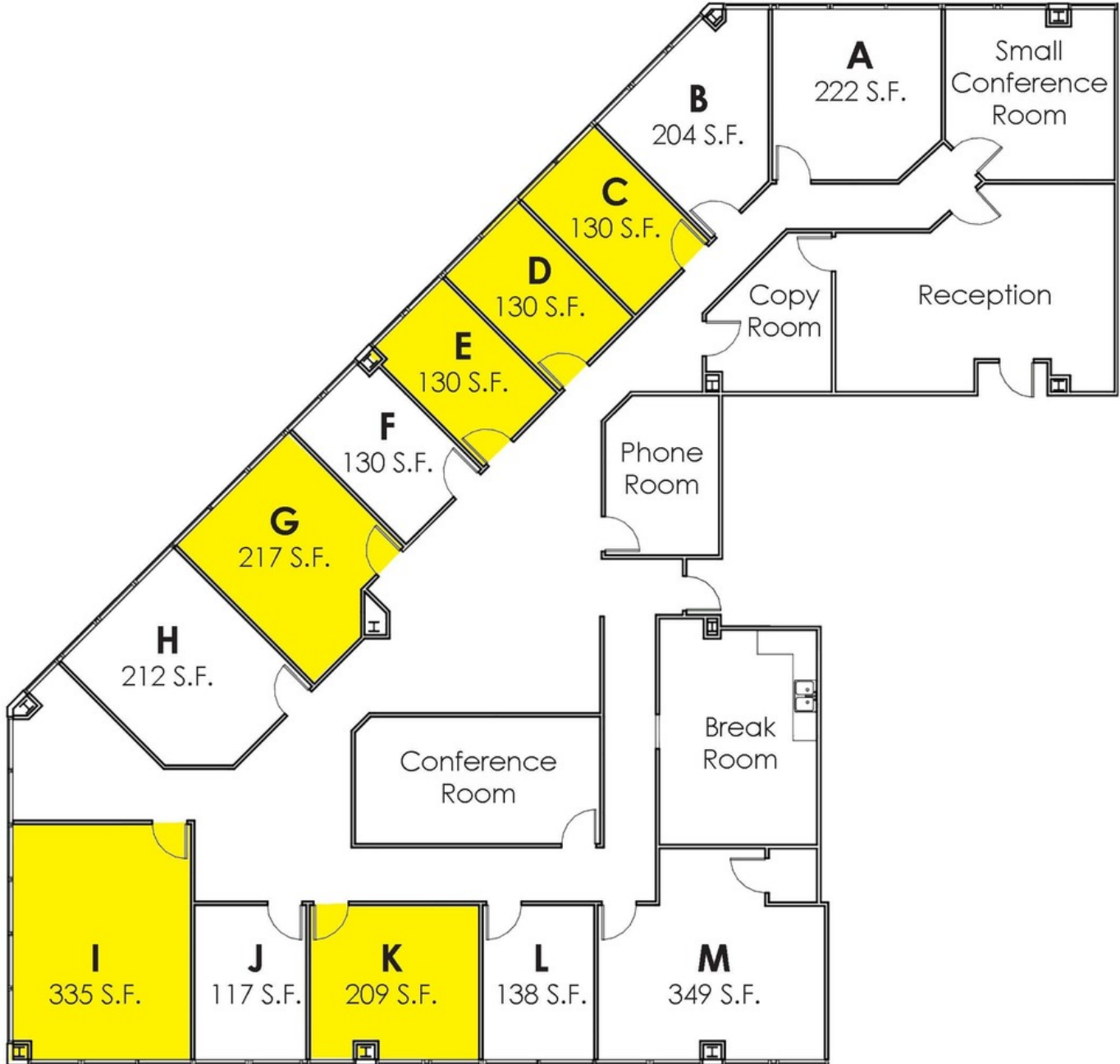
**3** SUITE 350  
1,075 Square Feet

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



6 SUITE 400  
5,633 Square Feet

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com



**8** EXECUTIVE SUITES  
Floor Plan Information

STEVEN T. BLOOMER  
713.789.2200 x121  
sbloomer@landparkco.com