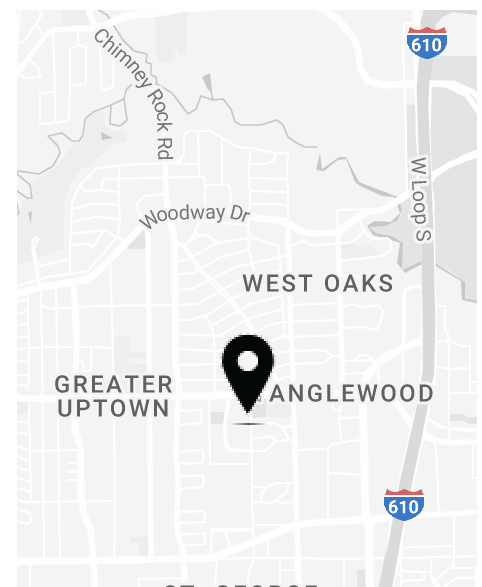




40,578 SF of Contiguous Space Available

- On-site management
- On-site Engineer & Day Porter
- 24-hr monitored card-key access system
- On-site security guard
- Five level parking garage with enclosed walkway to the building
- Located approximately 1.15 miles west of the Galleria
- An abundance of fine dining establishments and eloquent shopping centers are within minutes
- Renovations to lobby and garage recently completed



Office space for lease

1776 Yorktown St

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,895 - 40,578 SF	Lease Rate:	\$15.50 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
120	4,139 SF	NNN	\$15.50 SF/yr	Ready to space plan
160	1,895 SF	NNN	\$15.50 SF/yr	Ready to space plan
200	20,428 - 36,835 SF	NNN	\$15.50 SF/yr	Ready to space plan
300	16,407 - 36,835 SF	NNN	\$15.50 SF/yr	Ready to space plan
400	3,809 - 7,007 SF	NNN	\$15.50 SF/yr	Reception area, large open area, 2 window offices, 1 exterior office, conference room, breakroom, storage area
410	3,198 - 7,007 SF	NNN	\$15.50 SF/yr	Mostly open area
435	4,683 - 8,100 SF	NNN	\$15.50 SF/yr	Reception area, 4 offices, conference room, copier area, break area, large open area
450	3,417 - 8,100 SF	NNN	\$15.50 SF/yr	Double door entrance with elevator lobby exposure, 4 exterior offices, 5 interior offices, copier/workroom, breakroom, large conference room
580	4,803 SF	NNN	\$15.50 SF/yr	Nice entry with built-in desk, conference room, nice break area with built-in seating, 9 offices & large storage/work room
600	14,733 - 40,578 SF	NNN	\$15.50 SF/yr	Ready to space plan
700	20,563 - 40,578 SF	NNN	\$15.50 SF/yr	Ready to space plan
801	5,282 - 40,578 SF	NNN	\$15.50 SF/yr	Ready to space plan



Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

Mike Martin
Senior Vice President
D 713 209 5710
michael.martin@avisonyoung.com

Office building for lease

1776 Yorktown St



Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

Mike Martin
Senior Vice President
D 713 209 5710
michael.martin@avisonyoung.com

Avison Young - Downtown Houston | 1000 Main St, Suite 2400 | Houston, TX 77002

© 2024, Avison Young - Downtown Houston. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Downtown Houston does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space for lease

1776 Yorktown St



**AVISON
YOUNG**



Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

Mike Martin
Senior Vice President
D 713 209 5710
michael.martin@avisonyoung.com

Avison Young - Downtown Houston | 1000 Main St, Suite 2400 | Houston, TX 77002

© 2024, Avison Young - Downtown Houston. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Downtown Houston does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.