



**HARTMAN**  
EXCEPTIONAL SERVICE + INSPIRED VALUES



## TWO PARK TEN

16300 Katy Freeway | Houston TX 77094

|                   |   |
|-------------------|---|
| <b>YEAR BUILT</b> | 1983/2003   |
| <b>FLOORS</b>     | 3   |
| <b>ELEVATORS</b>  | 2   |
| <b>PARKING</b>    | 3.12:1,000; Surface and Covered Parking Spaces Reserved Parking |

 713.467.2222

 leasing@hi-reit.com

 www.hi-reit.com

### COMMON AREA FACTOR

17%

### BUILDING AREA

57,125 SF

### FLOOR PLATE

19,583 SF

### BUILDING HOURS

M - F: 7a - 6p | Sat: 7a - 12p

### SECURITY HOURS

M - F: 6a - 8p

### AFTER HOURS HVAC

\$50 per hour

### 2022 ESTIMATED EXPENSES

CAM = \$5.65 | TI = \$2.85 | Total OPEX = \$8.50

### DATA PROVIDER

Comcast

### LANDLORD

Hartman Income REIT Management, Inc.

## BUILDING AMENITIES

- Free Initial Test Fits
- Professional Management and Leasing
- On-site Building Engineer
- On-site Courtesy Guard
- Live 24-hour Video Surveillance
- After-hours Controlled Access
- Free Garage Parking with Reserved Options Available
- On-site Monthly Tenant Appreciation Events
- Move-In Ready Suites

## CLOSE PROXIMITY TO

- I-10
- Hwy 6
- Beltway 8