

FOR SUBLEASE

LONE STAR LOGISTICS PARK

— BLDG A —

2304 Reed Road
Houston, TX 77051

RifleCRE

READY IN ±120 DAYS

2,000 SF OFFICE & 18,880 SF WAREHOUSE/DISTRIBUTION AT REED RD AND 288

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PROPERTY SUMMARY

LOCATION DESCRIPTION

The premier visibility building in the Hines Lonestar Logistics Park facing both Reed Rd and Hwy 288. The park sits just outside Interstate 610 and inside Beltway 8, sitting right alongside Freeway 288. This desirable location is less than 10 miles from Texas Medical Center, Rice University, Hobby Airport, the BNSF Railway Intermodal Facility. Bayport and Barbour's Cut container terminals can be reached in 30 minutes.

PROPERTY DESCRIPTION

New Construction 79,072 sf (divisible) industrial distribution building for sublease in Southeast Houston, TX. Primary term runs through 2033. TI Available.



PROPERTY HIGHLIGHTS

Premier location with the park offering monument sign facing 288

Less than 10 miles from Texas Med. Center, BNSF Intermodal Facility, and Hobby Airport 30 minutes from Bayport and Barbour's Cut Container Terminals

30' clear height

52' x 60' column spacing

(3) 9'x10' overhead doors, (1) 12'14' overhead doors with drive-in ramped doors 185' truck courts with additional parking available

Adjacent for outside storage

4,000A service at 480/277V 3 phase electrical service

ESFR Sprinkler

High Pile Storage ready

ECONOMICS

Available Space:	Office: ~ 2,000 SF Warehouse ~ 18,880 SF
Lease Rate:	\$9.50 SF/yr (NNN)
OPEX:	3.53 SF/yr
Primary Term:	Through 11/30/2033 (Shorter terms available)
TI Allowance:	TBD

HIGHLIGHTS

80,000 SF
Building A



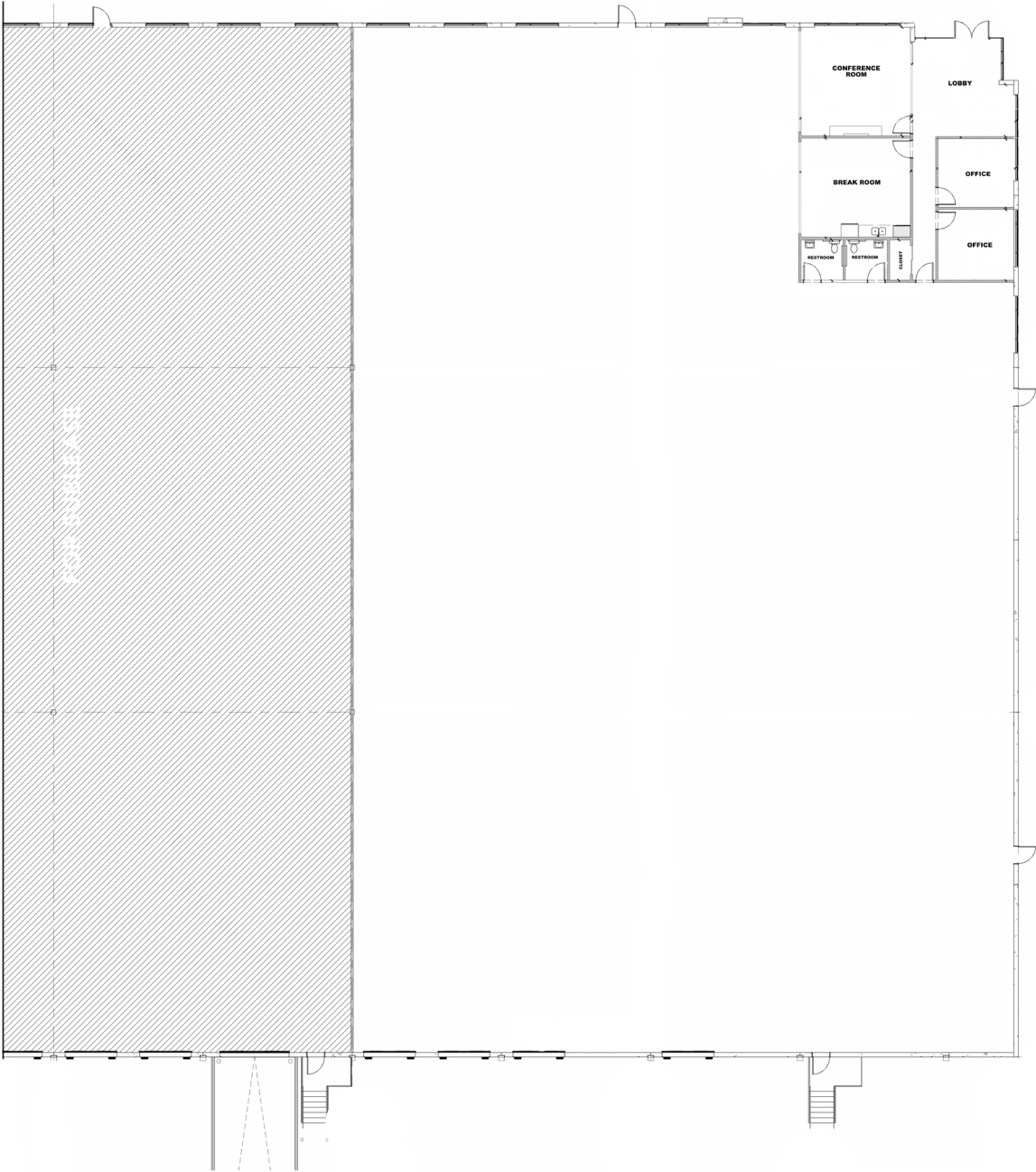
Signage Availability
(Facing HWY 288)



30'
Clear Height



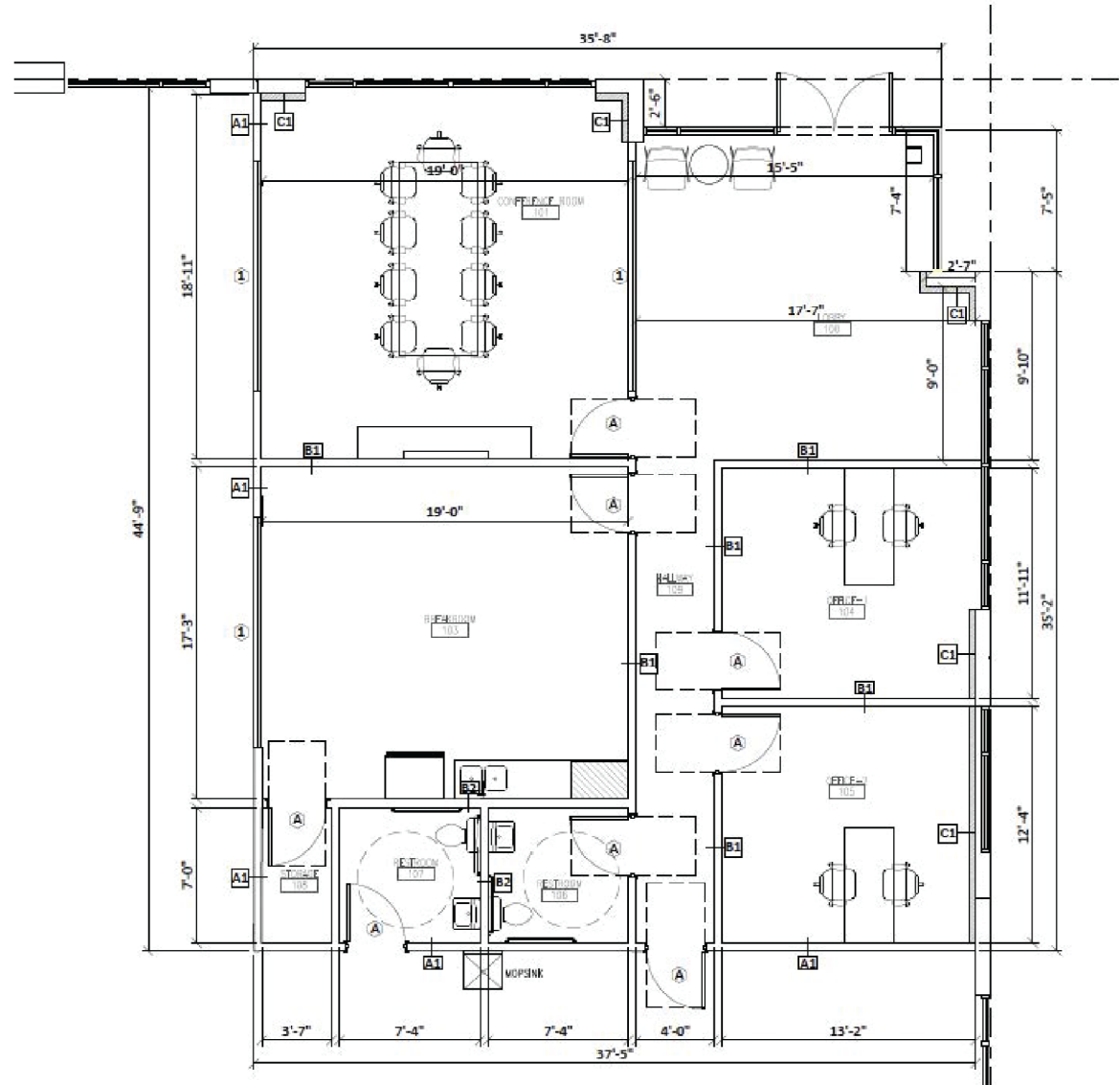
FLOOR PLAN



OFFICE LAYOUT

20,880 SPEC SUITE WITH PERMITS IN HAND

Turnkey construction can accommodate sublease commencements approximately 120 days from landlord consent



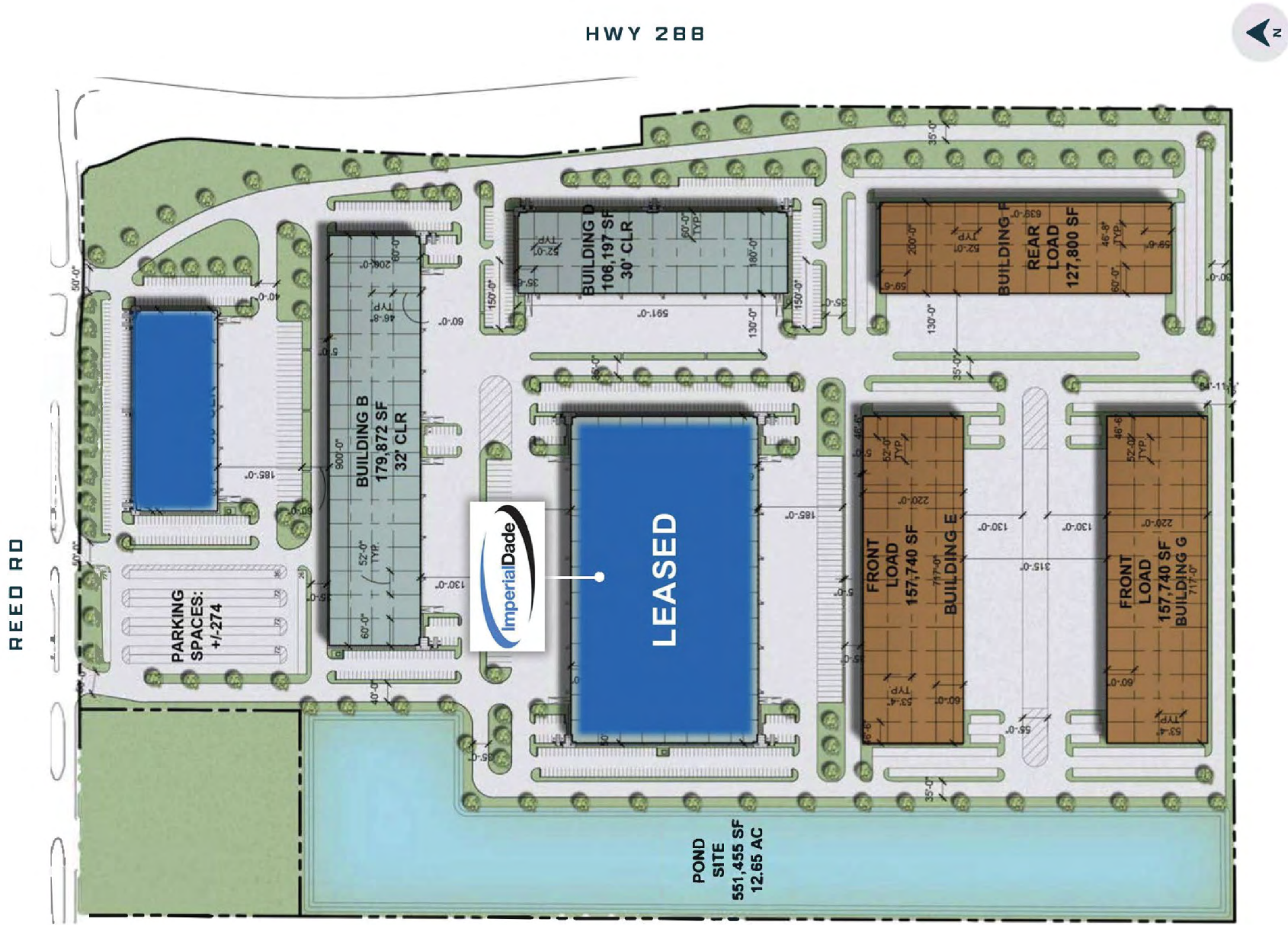
① SUITE 100 NEW FLOOR PLAN DETAILS (1,600 SFT)

SCALE : 1/4" = 1'-0"

ADDITIONAL PHOTOS



SITE PLAN





INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No	Email	Phone

Sales Agent/Associate's Name

Date