

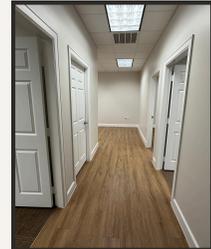
# OFFICE SPACE FOR LEASE

## FRENCH QUARTER BUSINESS PARK

7109 FM 2920, Suite 400, Spring, Texas 77379

### **PROFESSIONAL OFFICE SPACE**

Executive or Medical Office



### **SUITE 400 DETAILS:**

- Total Area: 1,031 SF (approx.)
- Current Layout: (1) Spacious Lobby/Reception; (3) Private Offices; (1) Restroom; (1) IT/Supply Closet
- Build-to-suit and tenant improvement opportunities available. Complimentary design consultation and preliminary space plans provided.

### **RENTAL RATES:**

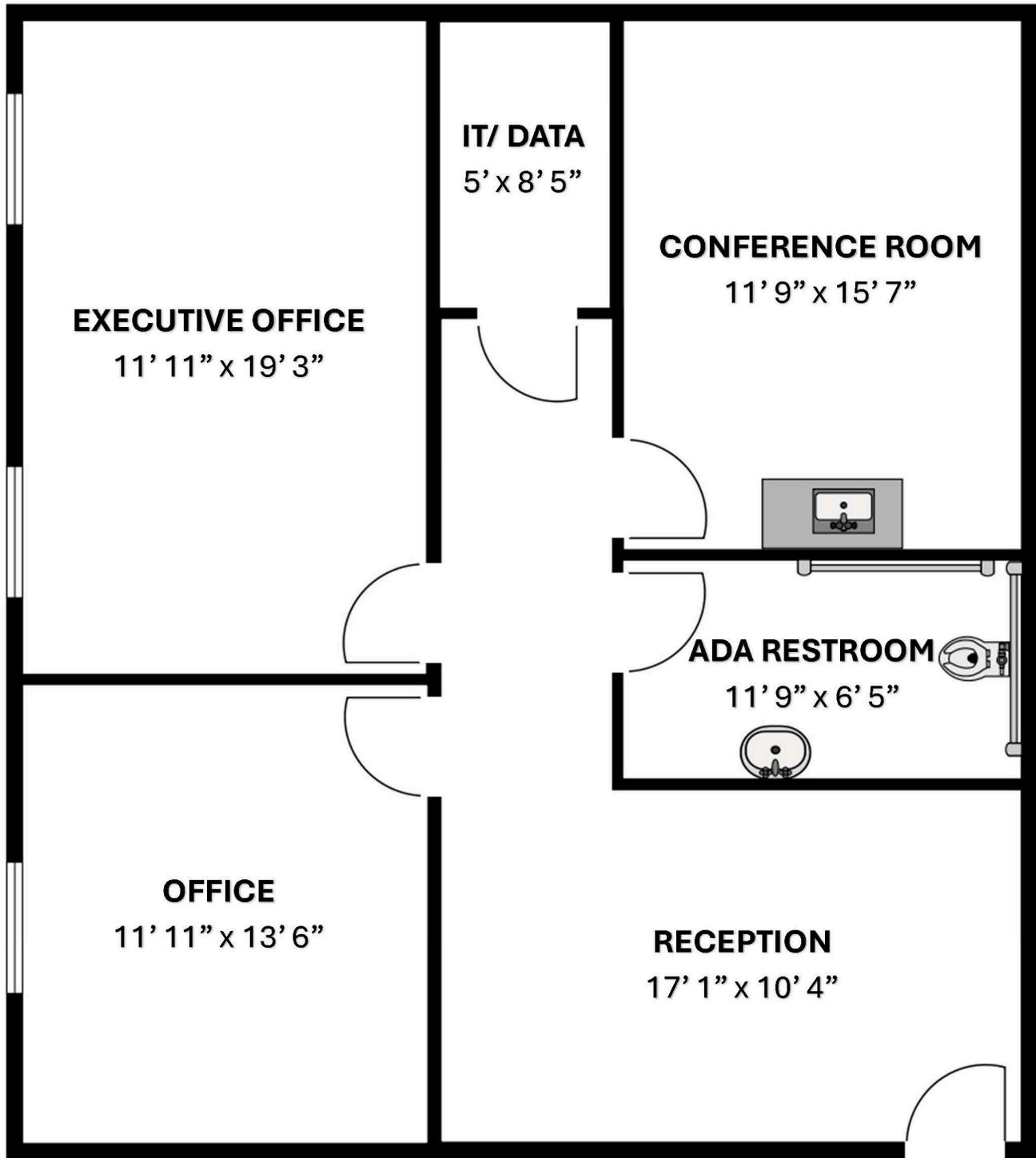
- Base Rent: \$22.00 / SF / Year → \$22,682.00 / Year (\$1,890.17 / Month)
- NNN (Estimated): \$8.50 / SF / Year → \$8,763.50 / Year (\$730.29 / Month)
- Total Rent (Base + NNN): \$30.50 / SF / Year → \$31,445.50 / Year (\$2,620.46 / Month)
- 36-Month Lease Term (minimum)

**MOVE-IN READY | CUSTOMIZATION/BTS OPTIONS AVAILABLE**

Discover a versatile office suite offering a functional and efficient layout within the prestigious French Quarter Business Park. This space offers a functional layout ideal for executive, administrative, or medical office use. Designed for efficiency and comfort, Suite 400 features a spacious reception area, multiple private offices, and professional finishes suitable for a variety of business types.

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\*All measurements are approximate