

# 18051 SATURN LANE

NASSAU BAY  
TOWN SQUARE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DREW LEWIS  
dlewis@lee-associates.com  
713.826.0503





## PROPERTY HIGHLIGHTS

TOTAL SF: ± 102,000 SF (TO BE BUILT)

TYPICAL FLOOR: ± 26,000 SF

BUILDING CLASS: 4 STORY CLASS A BUILDING  
2 ADDITIONAL FLOORS CAN  
BE ADDED

PARKING RATIO: 4.0/1,000 SF IN COVERED  
PARKING GARAGE

LOCATION: DIRECTLY ACROSS FROM NASA SPACE CENTER  
AND CONNECTED TO I-45 BY NASA BYPASS

## LEASE RATE

CALL FOR INFORMATION

## AVAILABILITY

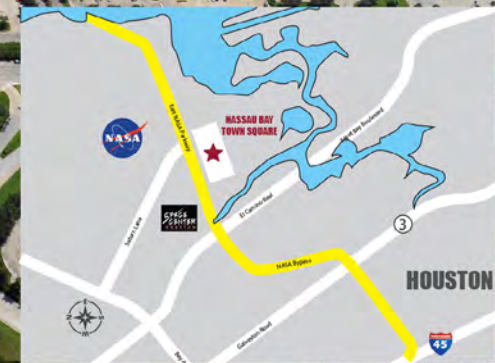
1ST -2ND QUARTER 2022

## TOURS

SATURN ONE IS AVAILABLE FOR TOUR AS  
AN EXAMPLE OF QUALITY AND LAYOUT

## NASSAU BAY TOWN SQUARE

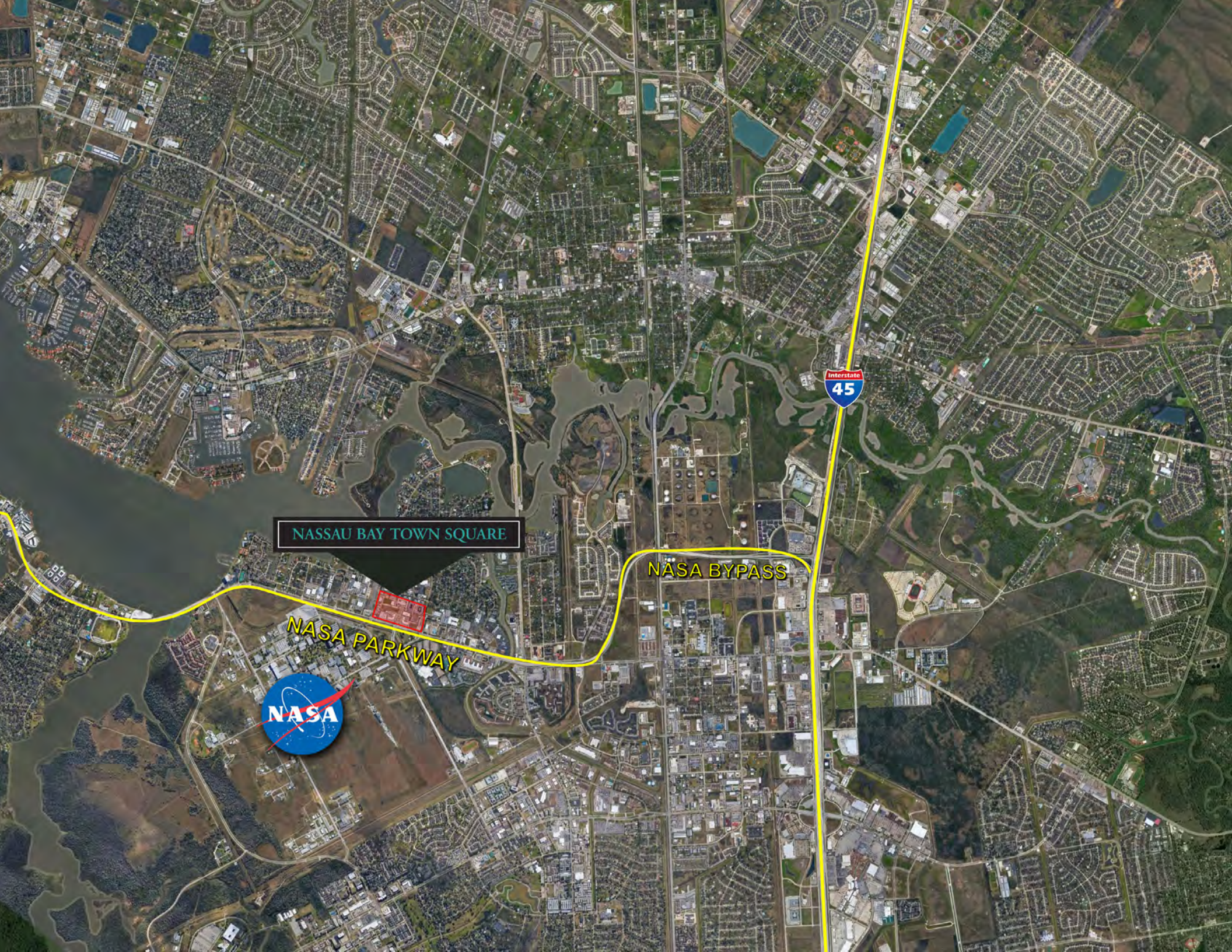
- 1** Preleasing  
100,000 SF Saturn Two 4 Story Office
- 2** Future Site Development
  - A** Retail/Hotel
  - B** 4.5 Acres Mixed Use
- 3** RETAIL PHASE I — completed (100% leased)
- 4** Saturn One Office Building — completed (100% leased)
- 5** Voyager Apartments — completed
- 6** Marriott Hotel — completed
- 7** RETAIL PHASE II — completed
- 8** Chick-fil-A — completed
- 9** City Hall — completed



## LOCATION DESCRIPTIONS

NASSAU BAY TOWN SQUARE IS CLOSE TO I-45; BUT WITH THE COMPLETION OF THE NASA PARKWAY BYPASS, NASSAU BAY TOWN SQUARE IS EVEN CLOSER AND IS NOW VIRTUALLY LOCATED ON I-45

- NO TRAFFIC LIGHTS BETWEEN I-45 AND NASSAU BAY
- HIGH VISIBILITY FOR NASA PARKWAY BUSINESS
- POTENTIAL FOR LARGE BUSINESS RELOCATION
- JUST 10 MINUTES TO HOBBY AIRPORT



NASSAU BAY TOWN SQUARE

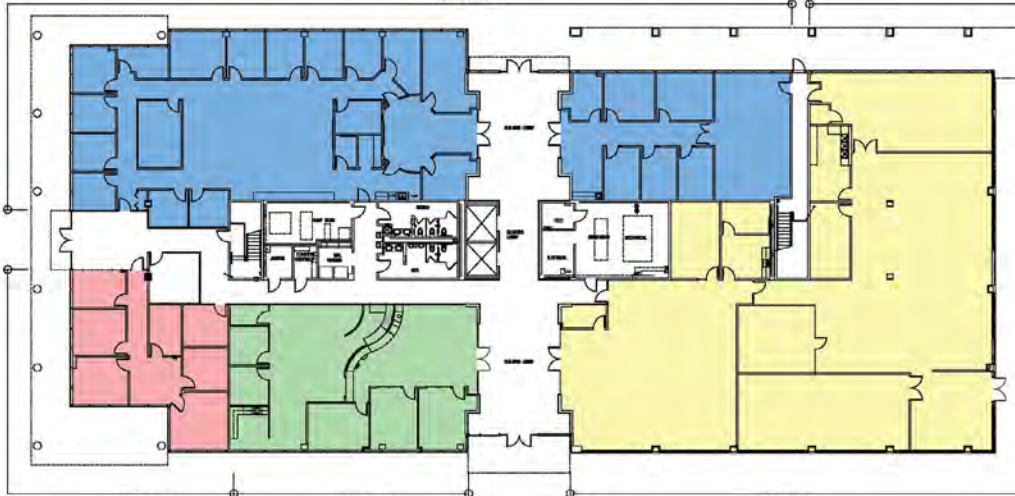
NASA BYPASS

NASA PARKWAY





SUITE A  
7,300 NRA



SUITE B  
1,500 NRA

SUITE C  
2,600 NRA

SUITE D  
8,800 NRA

- MINIMAL CORRIDOR ALLOW FOR MAXIMUM USABLE SQUARE FOOTAGE WITH MINIMAL ADD-ON FACTOR
- OPEN FLOOR PLANS WITH DEEP BAY DEPTHS

## LEVEL 2: SATURN ONE EXAMPLE

SUITE A  
9,000 NRA

SUITE E  
4,200 NRA



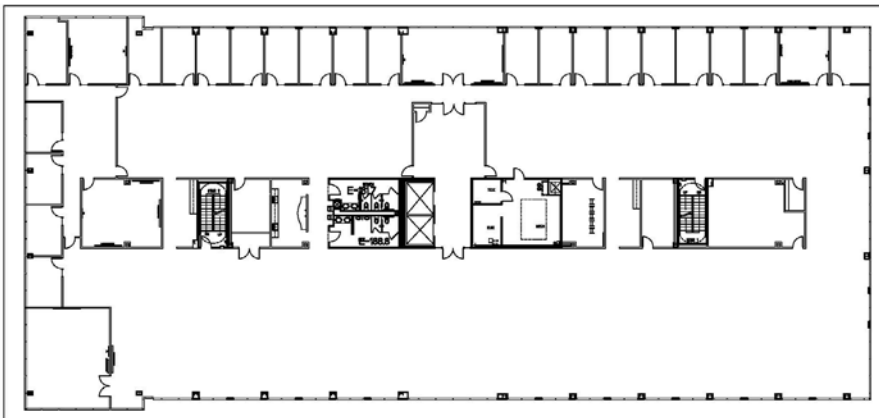
SUITE B  
4,500 NRA

SUITE C  
1,000 NRA

SUITE D  
8,000 NRA

- MINIMAL CORRIDOR ALLOW FOR MAXIMUM USABLE SQUARE FOOTAGE WITH MINIMAL ADD-ON FACTOR
- OPEN FLOOR PLANS WITH DEEP BAY DEPTHS

## LEVEL 4: SATURN ONE EXAMPLE



27,000 NRA

- MINIMAL CORRIDOR ALLOW FOR MAXIMUM USABLE SQUARE FOOTAGE WITH MINIMAL ADD-ON FACTOR
- OPEN FLOOR PLANS WITH DEEP BAY DEPTHS



6,712 NUSF / 7,518 NRSF

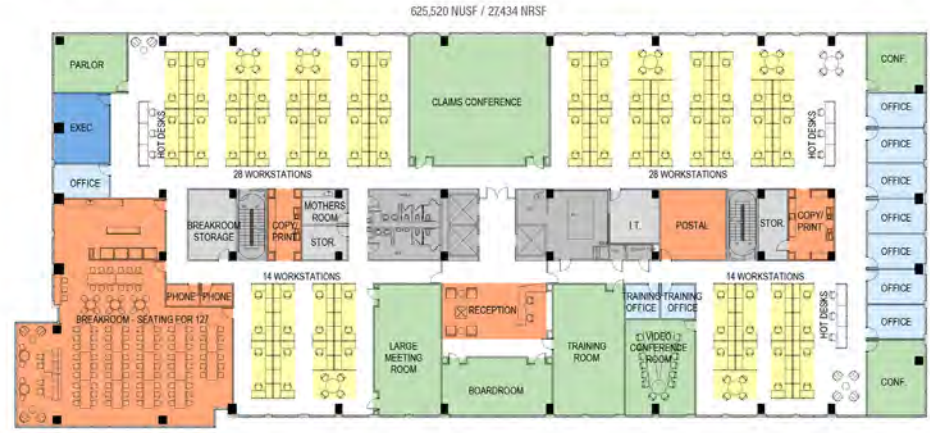
- EXECUTIVE
- STANDARD OFFICES
- WORKSTATIONS
- CONFERENCE
- SHARED SPACES
- STORAGE

# LEVEL 5: SATURN TWO WORKING EXAMPLE

TOTALS FOR LEVEL 05		
COUNT	ROOM	APPROX DIM.
0	EXECUTIVE OFFICES	15' X 20'
3	STANDARD OFFICES	10' X 15'
20	WORKSTATIONS	6' X 8'
3	CONFERENCE	
1	SHARED SPACES	
1	STORAGE	

TOTAL HEADCOUNT FOR LEVELS 5 AND 6 - 118 (INCL 104 WORKSTATIONS, 13 STANDARD OFFICES AND 1 EXEC. OFFICE)

# LEVEL 6: SATURN TWO WORKING EXAMPLE



625,520 NUSF / 27,434 NRSF

- EXECUTIVE
- STANDARD OFFICES
- WORKSTATIONS
- CONFERENCE
- SHARED SPACES
- STORAGE

TOTALS FOR LEVEL 06		
COUNT	ROOM	APPROX DIM.
1	EXECUTIVE OFFICE	15' X 20'
10	STANDARD OFFICES	10' X 15'
84	WORKSTATIONS	6' X 8'
8	CONFERENCE	
6	SHARED SPACES	
4	STORAGE	

TOTAL HEADCOUNT FOR LEVELS 5 AND 6 - 118 (INCL 104 WORKSTATIONS, 13 STANDARD OFFICES AND 1 EXEC. OFFICE)

# GENERAL FLOOR PLAN: SATURN TWO

