

FACT SHEET

BUILDING

10777 Westheimer Road
Houston, Texas 77042

LEASING COMPANY

Aspire Commerical

PROPERTY MANAGEMENT

Karya Property Management

ARCHITECT

CDI Douglass Pye

YEAR BUILT/ RENOVATED

1982 / 2018

PARKING RATIO

3.50 / 1,000 RSF

Tenant may convert up to one (1) space per 1,000 RSF to reserved parking at a rate of \$75.00/space/month plus all applicable taxes

STORIES

12

STANDARD FLOORPLATE

38,835 SF

FOR LEASING INFORMATION

BRANDON AVEDIKIAN

713.440.8290
brandona@aspire-cre.com

BRAD SEGRETO

713.540.8578
brads@aspire-cre.com

RENTABLE BUILDING AREA

466,025 SF

COMMON AREA FACTOR

15%

OPERATING EXPENSES (2024)

\$12.52 PSF

FIBER

AT&T, Logix, Comcast, Zayo

BUILDING HOURS

Monday - Friday: 7:00am - 6:00pm
Saturday: 7:00am - 2:00pm

HVAC

Monday - Friday: 7:00am - 6:00pm
Saturday: 7:00am - 2:00pm

After-hours HVAC is available with prior written notice for \$45.00/hour

SECURITY

24/7