



AVAILABILITIES

SUITE	SIZE (RSF)	FLOOR PLAN	NOTES
Suite 102	276 SF		
Suite 103	1,895 SF		Up to 4,453 SF Contiguous
Suite 104	1,759 SF		Up to 4,453 SF Contiguous
Suite 107	799 SF		Up to 4,453 SF Contiguous
Suite 116	1,216 SF		
Suite 120	2,165 SF		
Suite 126	1,262 SF		
Suite 129	1,188 SF		
Suite 201	2,050 SF		
Suite 207	690 SF		Up to 3,646 SF Contiguous
Suite 246	1,596 SF		Up to 3,646 SF Contiguous

BUILDING INFORMATION

ADDRESS	2537 S Gessner Road Houston, TX 77063
OWNER	1 AUM CORP
TOTAL NRA	57,226 SF
FLOORS & YEAR BUILT	2 / 1978
SMALLEST CONTIGUOUS	690 SF
LARGEST CONTIGUOUS	4,453 SF
RENTAL RATES	\$15.00/SF/Year NNN
OPERATING EXPENSES	Estimated 2026: \$8.87/SF/Year
PARKING RATIO	5/1,000 SF
T.I. ALLOWANCE	Negotiable
TELECOM PROVIDERS	Xfinity & AT&T
BUILDING HOURS	Monday-Friday 7:00 AM-6:00 PM Saturday 8:00 AM-1:00 PM
AMENITIES	On-site ownership & management Card-key access after hours New space improvements, including a remodeled entrance, atrium, and restrooms

[Online Listing](#)

LEASING INFORMATION:

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