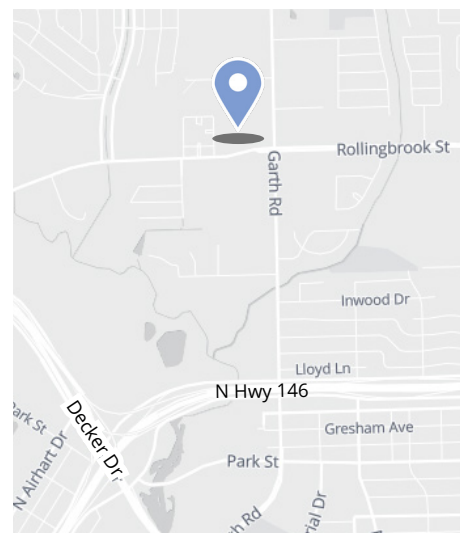




## The gateway to Baytown

- Card key access with security system
- On-site security guard
- On-site banking
- Ample parking ratio of 3/1,000 SF with reserved covered and an abundance of surface visitor parking
- Exceptional freeway access to Highway 225, I-10, Highway 146 and Spur 330



**Get more  
information**

**Courtney Buckout**  
Senior Associate  
+1 713 209 5959

1000 Main Street, Suite 2400 | Houston, TX 77002

[avisonyoung.com](http://avisonyoung.com)



**Summary**

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | \$10.25 - \$12.00 SF/yr (NNN) |
| Available SF:  | 1,544 - 4,119 SF              |
| Lot Size:      | 5.03 Acres                    |
| Building Size: | 82,710 SF                     |

| Spaces | Lease Rate    | Space Size | Description |
|--------|---------------|------------|-------------|
| 100    | \$12.00 SF/yr | 2,605 SF   | Available   |
| 400    | \$10.25 SF/yr | 4,119 SF   | Available   |
| 416    | \$10.25 SF/yr | 2,774 SF   | Available   |
| 602    | \$10.25 SF/yr | 1,544 SF   | Available   |



**Courtney Buckout**  
Senior Associate  
+1 713 209 5959  
courtney.buckout@avisonyoung.com