

18050 SATURN LANE

NASSAU BAY TOWN SQUARE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

± 102,000 SF TOTAL

4-STORY CLASS A BUILDING

4.0/1,000 SF PARKING RATIO IN COVERED GARAGE

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



THIRD FLOOR RECEPTION



THIRD FLOOR TRAINING ROOM



NASSAU BAY TOWN SQUARE



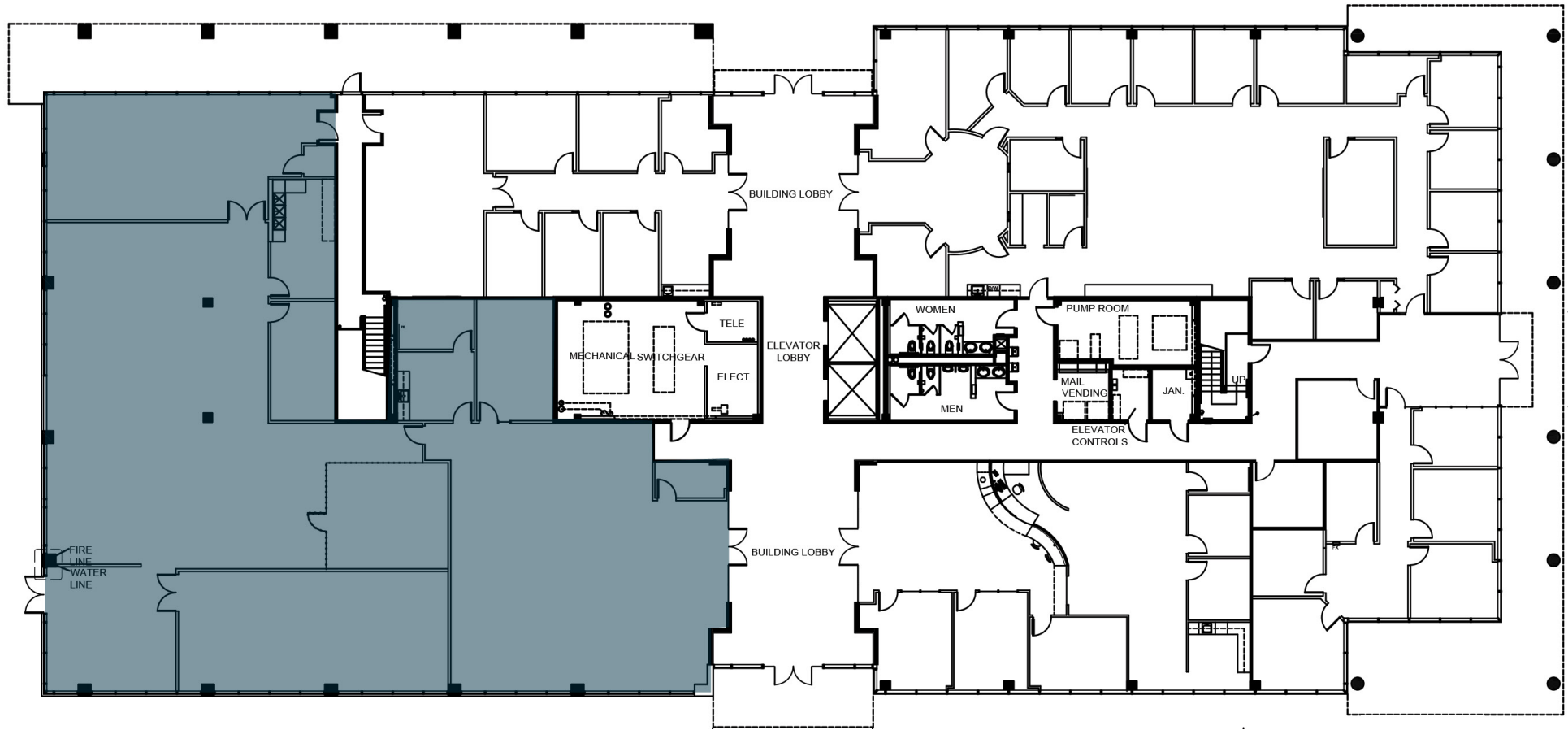
- 1** Preleasing
 - A** 12,000 sf RETAIL
 - B** 100,000 sf SATURN TWO OFFICE BUILDING
- 2** FINAL PHASE - 5 Acre Tract — SITE AVAILABLE
- 3** RETAIL PHASE I — completed (100% leased)
- 4** Saturn One Office Building — completed (100% leased)
- 5** Voyager Apartments — completed
- 6** Marriott Hotel — completed
- 7** RETAIL PHASE II — completed
- 8** Chick-fil-A — completed
- 9** City Hall — completed



LOCATION DESCRIPTION

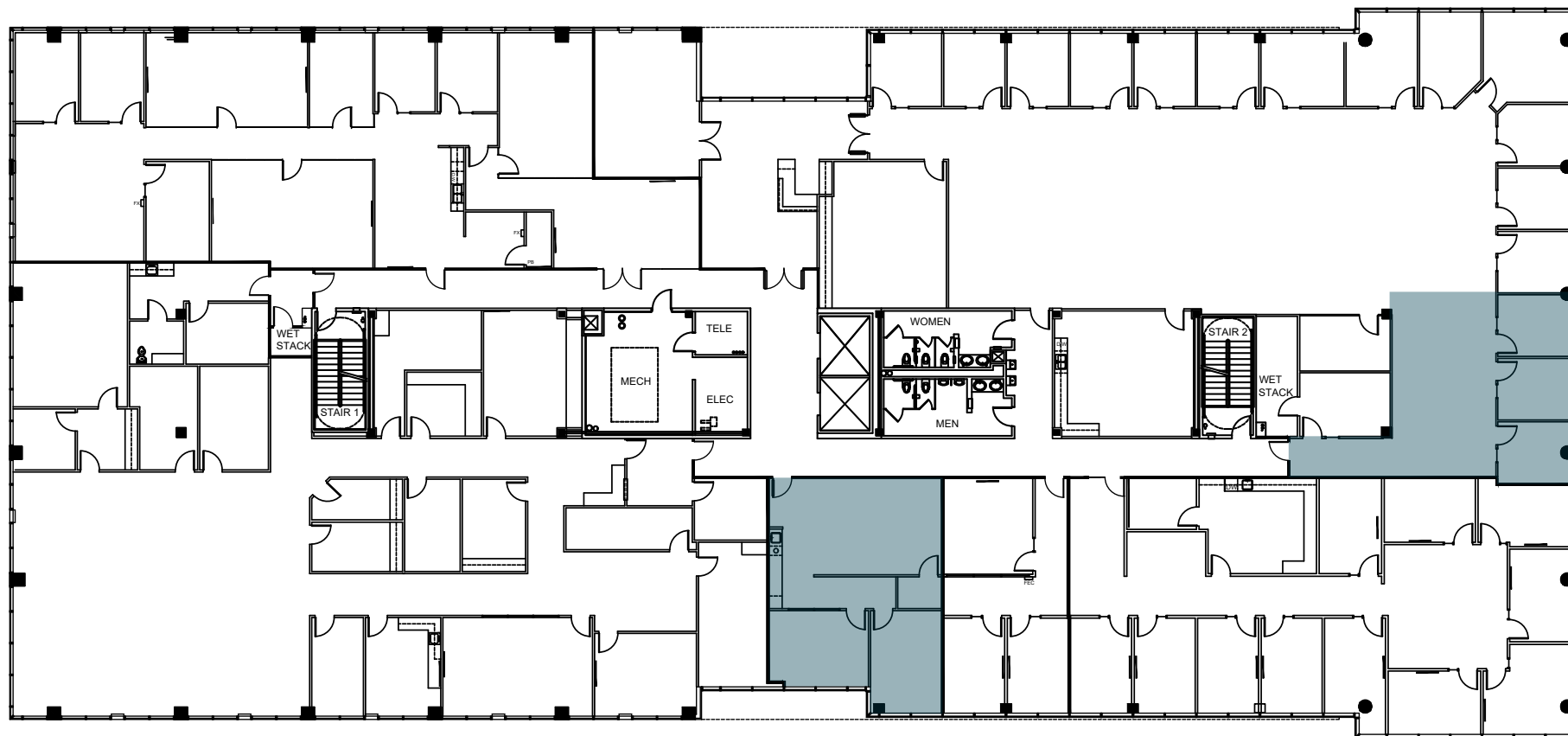
NASSAU BAY TOWN SQUARE IS CLOSE TO I-45; BUT WITH THE COMPLETION OF THE NASA PARKWAY BYPASS, NASSAU BAY TOWN SQUARE IS EVEN CLOSER AND IS NOW VIRTUALLY LOCATED ON I-45

- 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

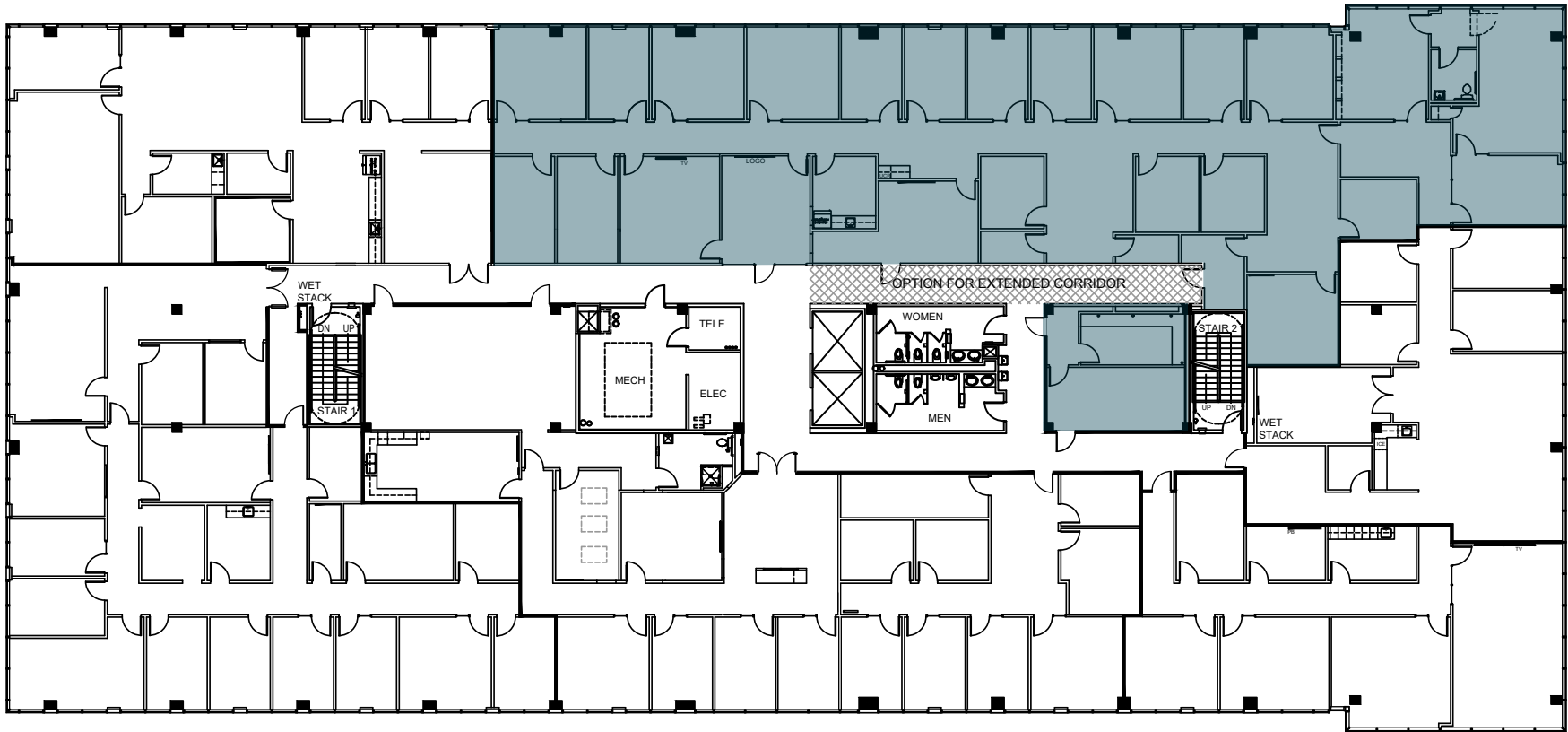


SUITE 150
±8,790 SF

SUITE 230
±1,301 SF



SUITE 210
±1,131 SF



SUITE 300 | ± 8,889 SF



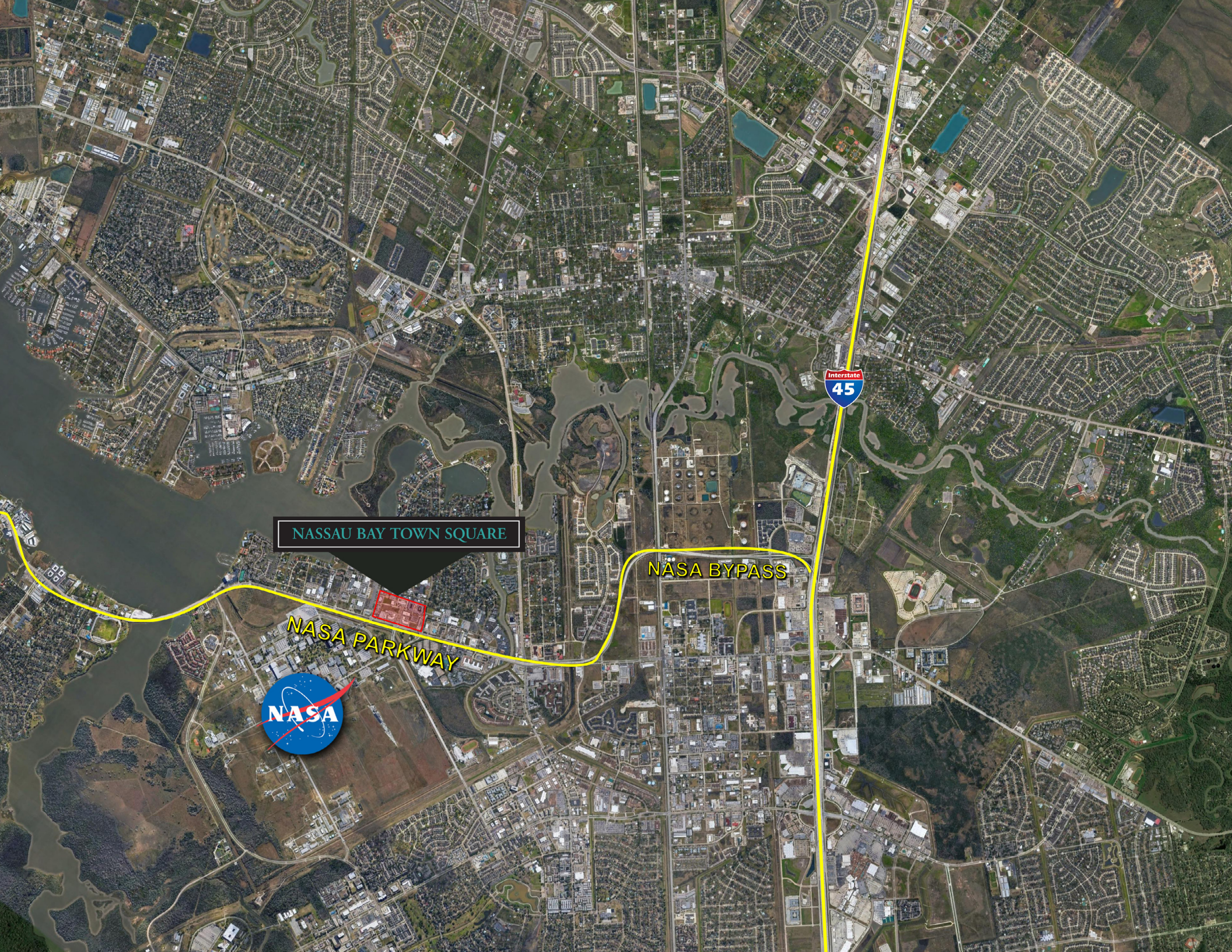
 **Hahnfeldt Smithland**
A Division of Hahnfeldt Smithland Company

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FIRE LANE NO PARKING



NASSAU BAY TOWN SQUARE

NASA BYPASS

NASA PARKWAY

