

10497 TOWN & COUNTRY WAY

HOUSTON, TX 77024

BUILDING INFORMATION

Building Size:	149,309 SF
Number of Floors:	Nine
Rental Rate:	\$33.00 PSF (NNN) Floors 2 - 8 \$35.00 PSF (NNN)*
Opex:	\$15.48 PSF
Lease Term Offered:	3 - 10 year terms

Available Suites and Square Footages:

Suite 130 -	2,501 - 3,119 SF* Available 02.01.26
Suite 135 -	618 - 3,119 SF*
Suite 230 -	550 SF
Suite 380 -	2,845 SF
Suite 415 -	895 - 2,599 SF Available 04.01.26
Suite 430 -	812 SF Available 02.01.26
Suite 450 -	1,704 - 2,599 SF Available 04.01.26



Virtual Tour

Virtual Tour

Tenant Conference Room

BROCHURE

Tenant Parking:	3.5 spaces per 1,000 SF leased Reserved: \$60/month/space Covered: \$35/month/space
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Building Architect:	Philip Ewald Architecture
Telecom Providers:	Logix, AT&T, Comcast, Verizon
After Hours HVAC:	\$50/ Hour
Amenities:	Newly Renovated and Expanded Lobby & Building Conference Room, On-Site Management, Ownership, Engineering & Security

LEASING INFORMATION

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PROPERTY MANAGEMENT

Lee & Associates

Lillie Norton | *Managing Director*
713.660.1160
Shawn Harvey | *President*

