

**2,309 SF SUBLEASE**

**820**  
GESSNER

**MOODY  
RAMBIN**

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# PROPERTY DESCRIPTION

820 Gessner is well suited for tenants seeking a professional, efficient office environment with attractive amenities. The property features on-site management, ample parking, and flexible office layouts designed to accommodate a variety of business needs. Its central location provides convenient access to major thoroughfares, including the Westchase District, Memorial area, and surrounding business hubs.

**Sublet Premises:** 2,309 SF (Suite 1140)

**Term:** Through April 30, 2028

**Rate:** Negotiable

**2026 Opex:** \$17.63 per SF

**Parking:** 4/1,000 RSF

**Parking Rates:** \$50 unreserved  
\$100 reserved  
\$150 oversized reserved

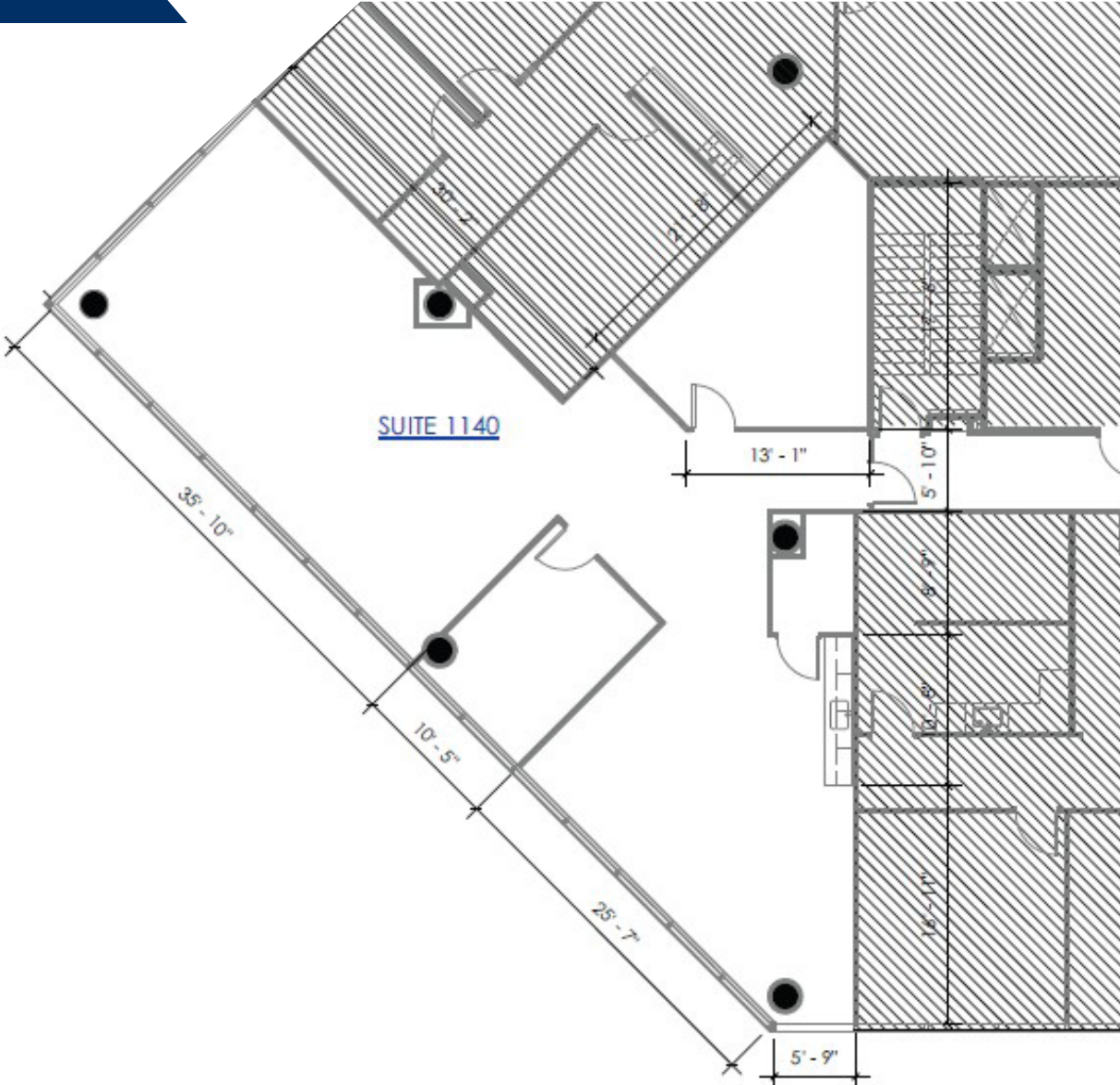
**Furniture:** Available



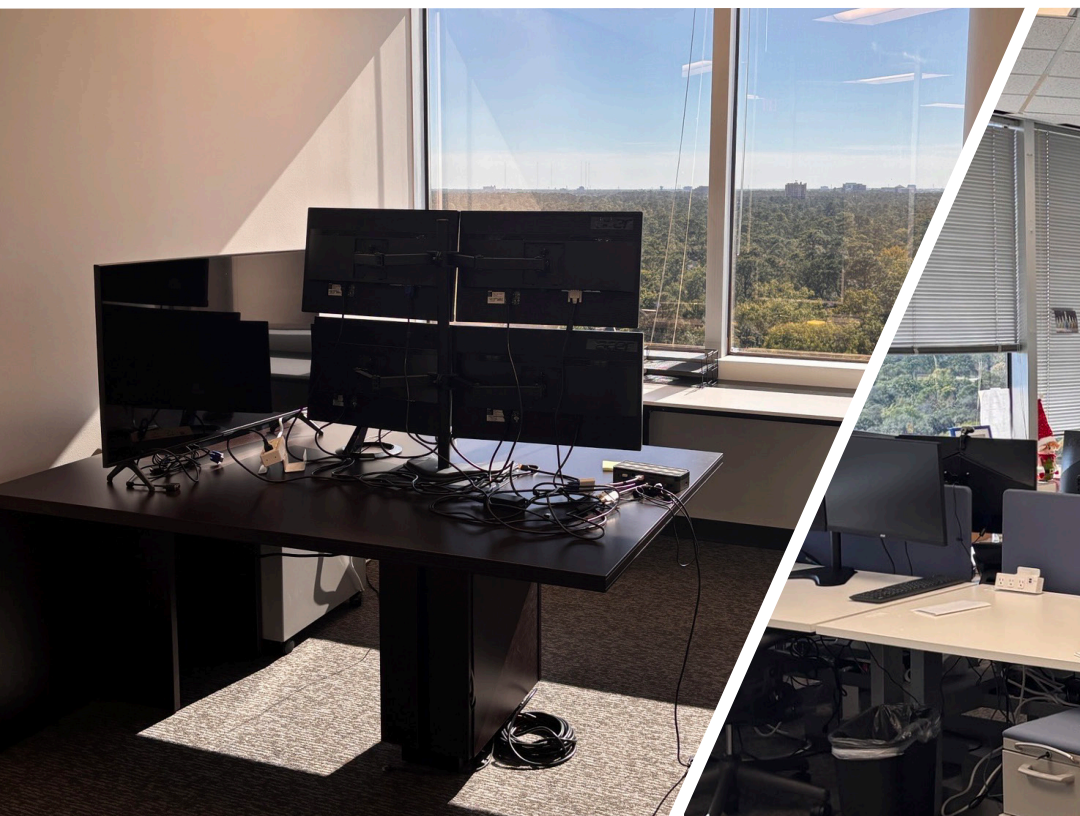
# FLOOR PLAN

SUITE 1140 - 2,309 SF

Term: Through April 2028



# SUITE 1140 PHOTOS



# MAP

## NEARBY AMENITIES

### Food

- 01. Niko Niko's
- 02. North Italia
- 03. Yard House
- 04. Postino TC
- 05. Taste of Texas
- 06. Fuddruckers
- 07. Pappasito's Cantina
- 08. The Pit Room

### Shopping

- 09. Office Depot
- 10. The Shops at Memorial

### Healthcare

- 11. Memorial Hermann
- 12. Dentist at Memorial





**FOR MORE INFORMATION**  
PLEASE CONTACT THE BROKER BELOW

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