



## **1225 North Loop West**

1225 N Loop Fwy W, Houston, TX 77008

**1225** NORTH LOOP  
INVESTMENTS, INC

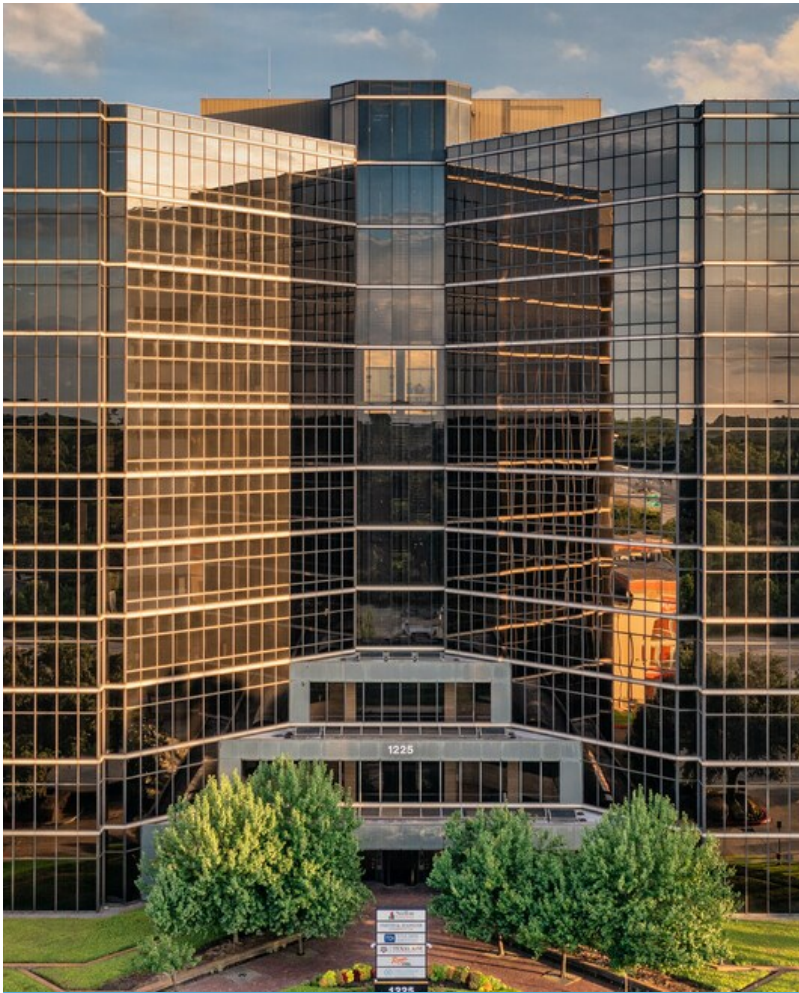
**Seth Eslami**

1225 North Loop Investments, Inc.

1225 North Loop W, Suite 225, Houston, TX 77008

[seslami@1225nlinvestments.com](mailto:seslami@1225nlinvestments.com)

(713) 863-8363



# 1225 North Loop West

\$22.00 /SF/Yr

1225 North Loop offers a prestigious corporate environment and is located in the heart of the North Loop just minutes from hotels, restaurants, and entertainment. The exterior of the building is finished with energy-efficient, dual-pane, reflective glass. The common areas have marble floors and a marble elevator lobby. The property is located on 610 North Loop and has direct access to Downtown, I-45, and the Hardy Toll Road. 1225 North Loop is 5 minutes from Downtown and 30 minutes from Hobby and Intercontinental Airports.

## BUILDING FEATURES:

Renovated with quality finishes, Card-key access, Efficient floor plans, On-site cafe, On-site management, New BAS System, New Generator, New...

- Recently Renovated
- On-site Dining
- Near I-45 and Downtown
- Building Conference Room
- Enclosed sky bridge
- Ample visitor parking



Rental Rate:	\$22.00 /SF/Yr
Total Space Available:	28,743 SF
Max. Contiguous:	2,611.00 SF
Property Type:	Office
Building Class:	A
Rentable Building Area:	200,418 SF
Year Built:	1984
Walk Score ®:	51 (Somewhat Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	\$1.83 USD/SF/Mo

### 1st Floor Ste 120

Space Available	2,847 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

### 1st Floor Ste 127

Space Available	4,883 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	July 01, 2022
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	5 - 7 Years

### 3rd Floor Ste 324

Space Available	1,568 SF
Rental Rate	\$22.00 /SF/Yr
Contiguous Area	2,611 SF
Date Available	November 01, 2022
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	5 - 7 Years

### 3rd Floor Ste 325

Space Available	1,043 SF
Rental Rate	\$22.00 /SF/Yr
Contiguous Area	2,611 SF
Date Available	Now
Service Type	Full Service
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	5 - 7 Years

### 4th Floor Ste 420

Space Available	2,905 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	5 Years

### 5th Floor Ste 540

Space Available	2,251 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

### 7th Floor Ste 705

Space Available	3,806 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	5 Years

### 7th Floor Ste 760

Space Available	1,516 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	7 Years

### 8th Floor Ste 825

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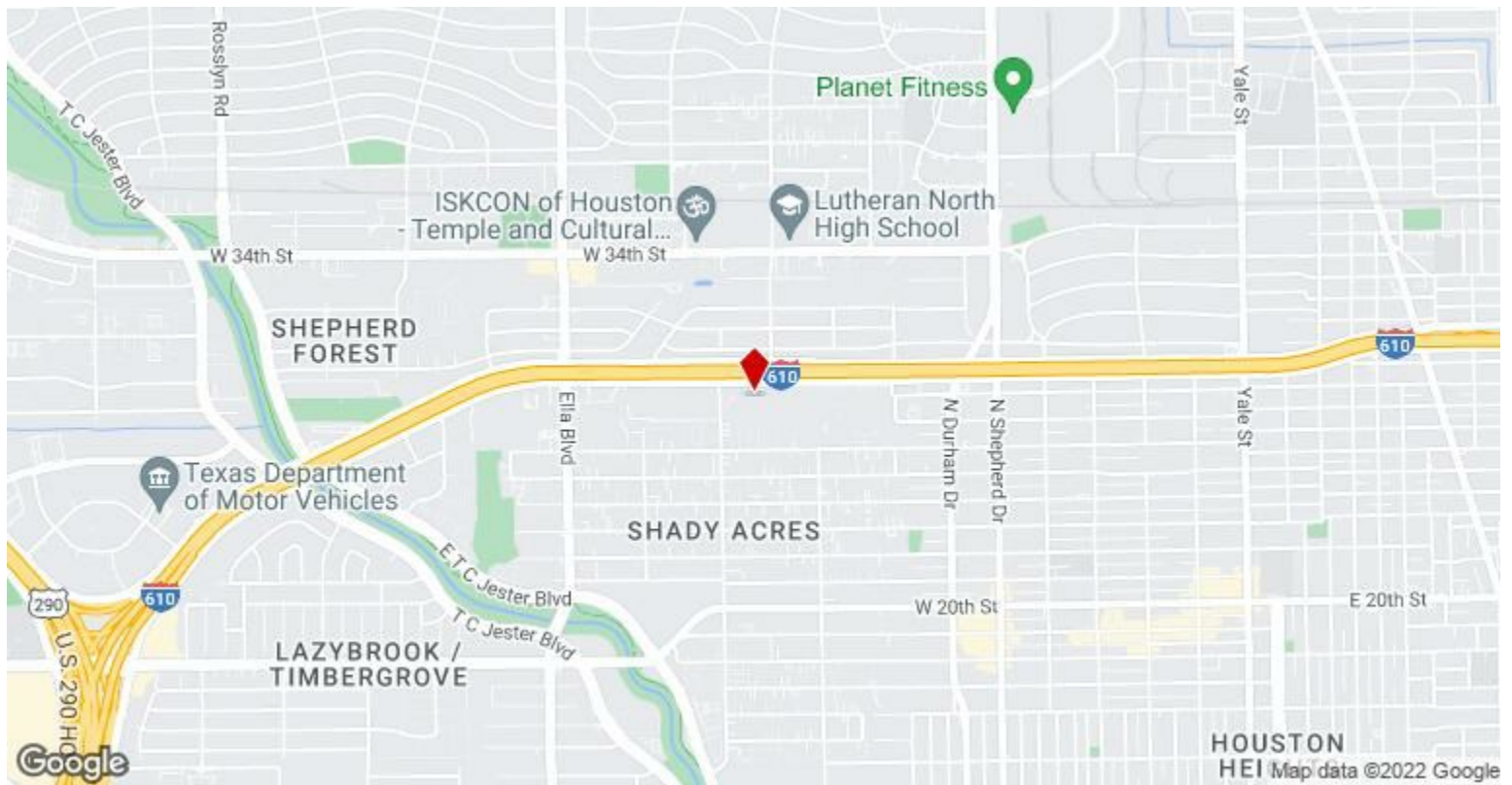
Space Available	3,094 SF
Rental Rate	Upon Request
Date Available	January 01, 2023
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	5 - 7 Years

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**10th Floor Ste 1020**

Space Available	4,830 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years





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### **BUILDING FEATURES:**

Renovated with quality finishes, Card-key access, Efficient floor plans, On-site cafe, On-site management, New BAS System, New Generator, New Chillers, Card-key access, Entirely LED Light Fixture retrofit, 24/7 On-site security, and 5-Level parking garage.