

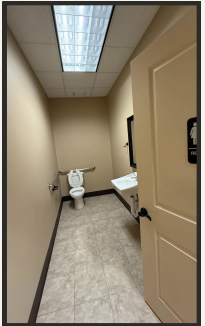
OFFICE SPACE FOR LEASE

FRENCH QUARTER BUSINESS PARK

7109 FM 2920, Suite 200, Spring, Texas 77379

PROFESSIONAL OFFICE SPACE

Executive or Medical Office



SUITE 200 DETAILS:

- Total Area: 1,146SF (approx.)
- Office 1 is approximately 12' x 12'. Office 2 consists of two combined offices. Office 3 is configured as a lab, approximately 12' x 12', with an 8' base cabinet, countertop, and sink. The suite includes one ADA-compliant guest restroom, a small staff/nurse's station with built-in desk and overhead cabinetry, a private employee restroom, a reception/admin office with sliding glass window, and a reception/waiting area.
- Build-to-suit and tenant improvement opportunities are available. Complimentary design consultation and preliminary space plans provided.

RENTAL RATES:

- Base Rent: \$22.00 / SF / Year → \$25,212.00 / Year (\$2,101.00 / Month)
- NNN (Estimated): \$8.50 / SF / Year → \$9,741.00 / Year (\$811.75 / Month)
- Total Rent (Base + NNN = \$30.50 / SF / Year) → \$34,953.00 / Year (\$2,912.75 / Month)

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