

# 1502 AUGUSTA

1502 Augusta Drive | Houston, Texas 77057



## FEATURES

- ▶ The property stands 4 stories tall and by other prominent buildings.
- ▶ Controlled access, tremendous glass, and covered parking garage.
- ▶ Short / Flexible Lease Terms, Immediate move-in.
- ▶ Furnished suites available, in a well maintained building.
- ▶ Located in close proximity to dozens of retailers & restaurants.
- ▶ Convenient access to Loop 610 and I-10.
- ▶ WALK SCORE® Very Walkable (73)

  
SHOREGATE

832.708.2112  
1502Augusta.com



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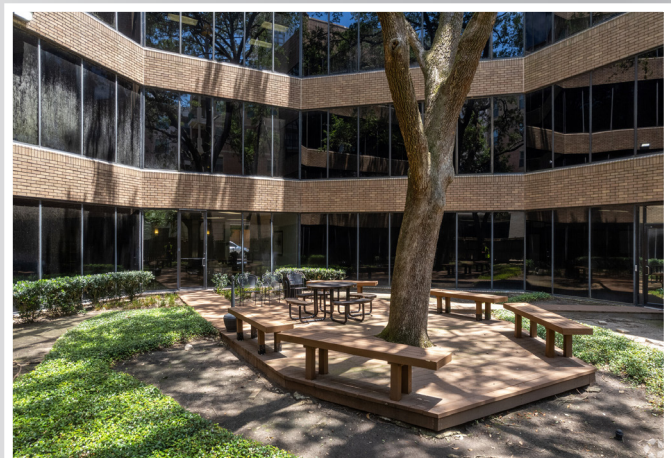
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## BUILDING

|                      |                              |
|----------------------|------------------------------|
| Year Built:          | 1980                         |
| Floors:              | 4                            |
| GLA:                 | 66,340 SF                    |
| Typical Floor Plate: | 15,402                       |
| Elevators:           | 2                            |
| Sprinklers:          | Yes                          |
| HVAC Zoning:         | Yes                          |
| On Site Management:  | Yes                          |
| ADA Access:          | Yes                          |
| Parking:             | 63 Surface, 63 Garage Stalls |
| Reserved Parking:    | \$40/mo                      |





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## LEASE

Term: Flexible 1-3 Years  
Lease Type: NNN  
Maximum Contiguous: 2,864 SF  
TI Allowance: Negotiable

## SPACE

▶ Suite 140: 910 SF 1-3 Years  
▶ Suite 270: 482 SF 1-3 Years  
▶ Suite 315: 775 SF 1-3 Years  
▶ Suite 396: 697 SF 1-3 Years

## RATE

\$25.44/SF/YR  
\$29.28/SF/YR  
\$26.28/SF/YR  
\$25.00/SF/YR

## AVAILABLE

Immediate Move-in  
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