

# FOR LEASE

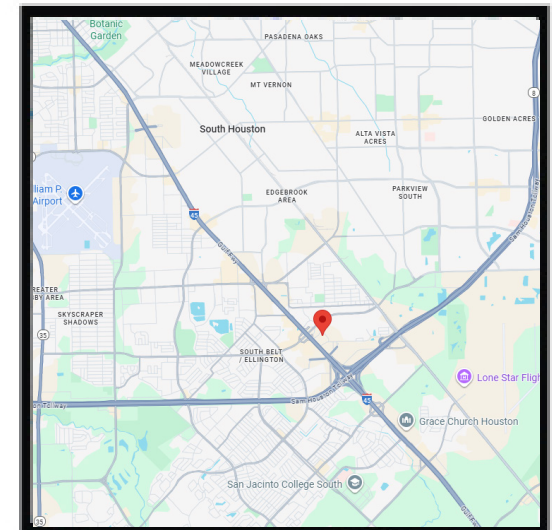
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## OVERVIEW

A professional office building located in the heart of Southeast Houston, offering affordable, move-in ready suites with flexible layouts. Designed for efficiency and convenience, the building features ample surface parking and easy access to major thoroughfares, making it ideal for small businesses to corporate users.

### About the Property

Available suites range from small offices to approximately 10,000 SF, accommodating both local businesses and corporate users such as aerospace, consulting, construction, and tax or legal professionals. Tenants benefit from 24-hour access, convenient connectivity to Interstate 45, Beltway 8, Ellington Airport, and William P. Hobby Airport, along with elevator access, competitive lease rates, and easy access to management.

### Property Features

- ✓ Two - Story Class B Office Building
- ✓ ±32,724 SF available
- ✓ Min & Max Divisible: 859 – 10,097 SF
- ✓ Parking Ratio: 2.62 / 1,000 SF (±130 spaces)
- ✓ Traffic Count:
  - Beltway 8 ±112,000 VPD
  - Hwy I-45 ±254,200 VPD

