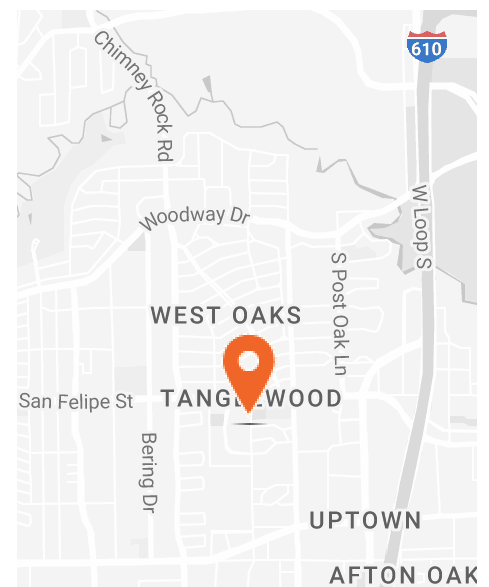




High-end spec suites ready for move-in

- On-site management
- 24-hr monitored card-key access system
- On-site security guard
- Deli
- Five level parking garage with direct building entry
- Located approximately 1.15 miles west of the Galleria
- An abundance of fine dining establishments and eloquent shopping centers are within minutes
- Renovations to lobby and garage recently completed





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,870 - 7,007 SF	Lease Rate:	\$15.50 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
400	3,809 - 7,007 SF	NNN	\$15.50 SF/yr	Reception area, large open area, 2 window offices, 1 exterior office, conference room, breakroom, storage area
410	3,198 - 7,007 SF	NNN	\$15.50 SF/yr	Mostly open area
435	4,683 SF	NNN	\$15.50 SF/yr	Reception area, 4 offices, conference room, copier area, break area, large open area
450	3,417 SF	NNN	\$15.50 SF/yr	Double door entrance with elevator lobby exposure, 4 exterior offices, 5 interior offices, copier/workroom, breakroom, large conference room
510	1,870 SF	NNN	\$15.50 SF/yr	Brand new spec suite
580	4,803 SF	NNN	\$15.50 SF/yr	-



Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

Mike Martin
Senior Vice President
D 713 209 5710
michael.martin@avisonyoung.com

Office space for lease

1776 Yorktown St



**AVISON
YOUNG**

accesso

Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

Mike Martin
Senior Vice President
D 713 209 5710
michael.martin@avisonyoung.com

Avison Young - Downtown Houston | 1000 Main St, Suite 2400 | Houston, TX 77002

© 2022. Avison Young - Downtown Houston. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Downtown Houston does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.