

TMC | INNOVATION FACTORY

2450 HOLCOMBE BLVD
HOUSTON, TX 77021



Building Information

Total NRA	77,838 RSF
Max. Contiguous	# RSF
Building Class	Class "A"
Floors	2
Year Built / Renovated	1948/2021
Rental Rate	Upon Request
Parking Rate	3.5/1,000 Ratio; Parking
T.I. Allowance	Negotiable
Building Security Hours	24/7 Monday - Sunday
Parking	Optional surface, covered or reserved Parking

Availabilities

Suite 1320	3,267 SF
Suite 1400	7,132 SF
Suite 1600	11,005 SF
Suite 1610	14,526 SF
Suite 2220	4,920 SF
Suite 2240	4,020 SF
Suite 2250	13,005 SF

Features

- Wellness and meditation rooms
- 150-seat reservable auditorium
- Landmark Café with Katz Coffee and event bar
- Conference and event rental space
- Rental storage lockers

[VIEW ONLINE LISTING](#)

[VIEW LOOK BOOK](#)

Leasing Information:

Eric Johnson
713.272.1217
Eric.Johnson@transwestern.com

Lisa Bovermann
713.270.0457
Lisa.Bovermann@transwestern.com

Kaitlyn Harp
713.272.1231
Kaitlyn.Harp@transwestern.com

 **TRANSWESTERN**

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.