

PENTHOUSE OFFICE OPPORTUNITY

**3737 BUFFALO SPEEDWAY
HOUSTON, TX 77098**

18,740 RSF (divisible)

Office Share or Sublease

SPACE FEATURES

- 19th Floor Penthouse Suite
- Elevator Lobby Exposure
- Monument Signage Availability Negotiable
- Fully Furnished
- State of Art Video Conferencing
- 3 Corner Executive Suites
- Class A Building & Interior Finishes
- Multiple Conference Rooms

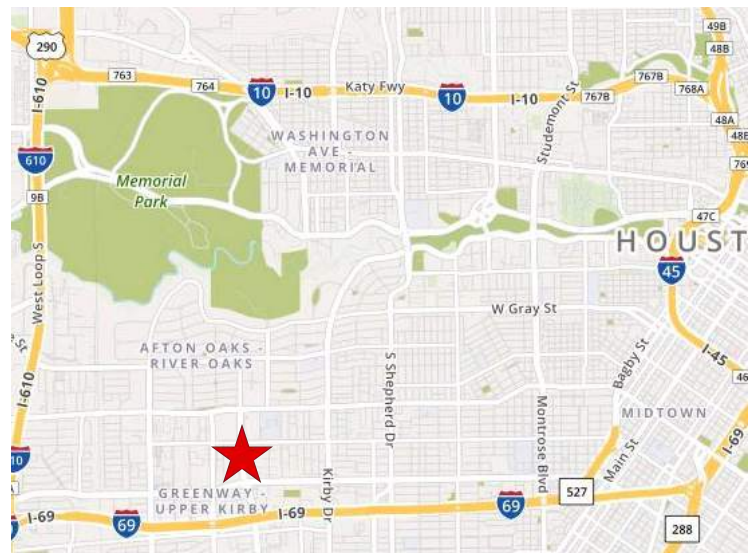
PROPERTY HIGHLIGHTS

- Building construction completed in 2016
- Eunice Restaurant on 1st Floor (Opened October 2018)
- Panoramic views
- Fitness Center
- Conference Center
- Controlled Access
- SEC of Richmond & Buffalo Speedway



SUBLEASE TERMS

Availability	Immediately
Term	Negotiable - 8 year max
Base Rental Rate	Call for pricing
2019 Est. Op Ex	\$15 per RSF
Garage Parking	3.5 per 1,000
Reserved Parking	\$75 / month
Unreserved Parking	\$50 / month



Contact

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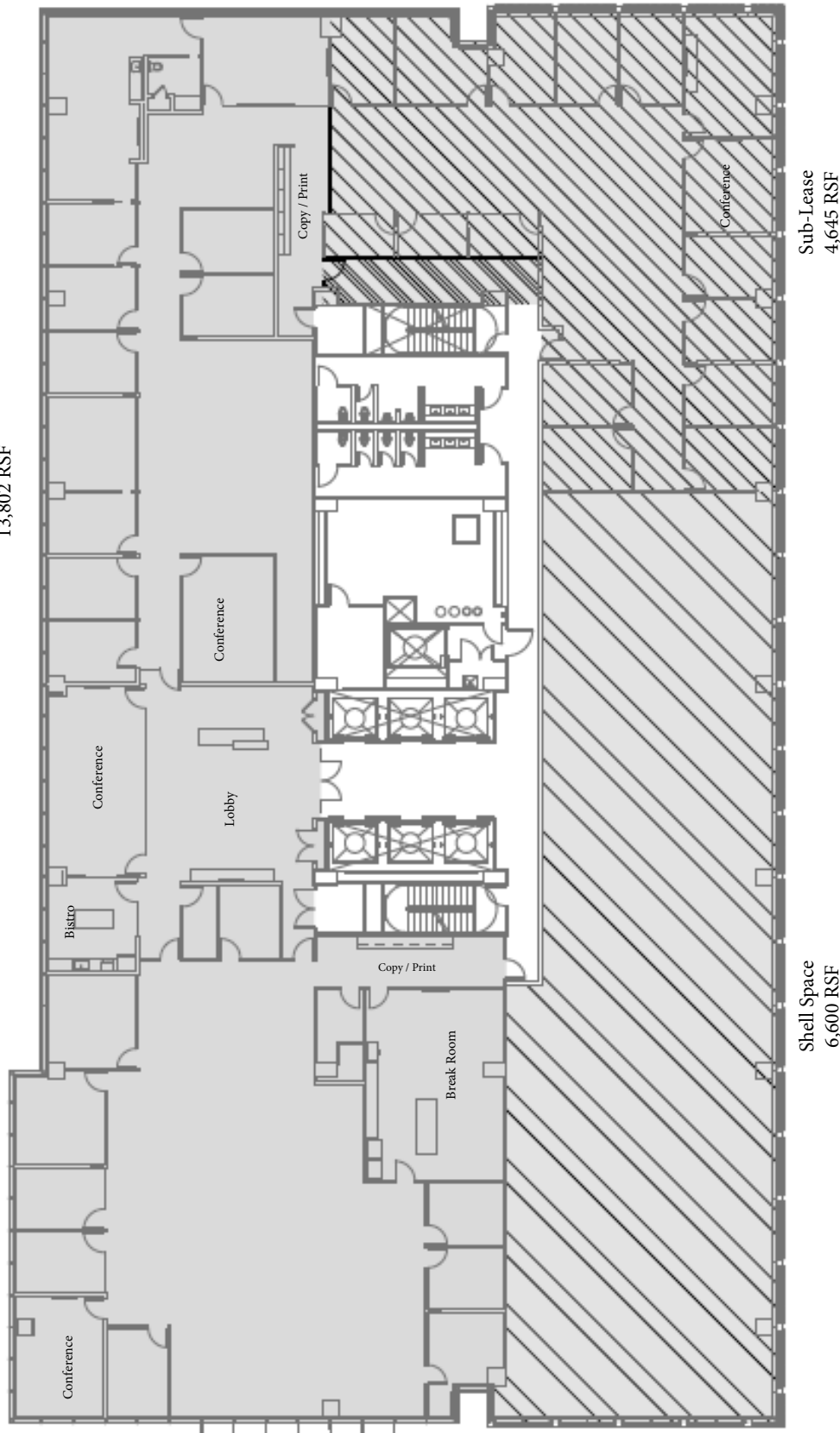
Office Share:

The entire 18,740 SF is an operating law firm but they are willing to share the lobby, conference rooms, break room, etc. and they would move employees out of the 4,645 SF (crosshatched on upper right corner of lease plan) so those offices could be used by the new company that shares the space.

Sublease:

Up to 4,645 RSF

Existing Law Firm
Suite 1,900
13,802 RSF



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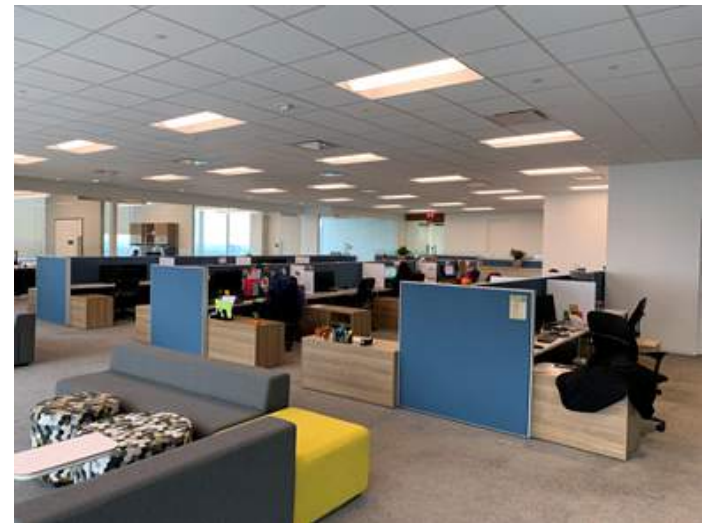
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