



FOR LEASE

Premium Office Space at Memorial Green

12505 - 12525 Memorial Dr / Houston, TX 77024

PROPERTY HIGHLIGHTS

- » 1,297 – 4,149 Contiguous RSF
- » Move-in Ready
- » \$32.50 NNN
- » OPEX (2026 Projected): \$21.88
- » Parking: 3.5/1,000
 - Unreserved – \$45
 - Reserved – \$95
- » First-Class Restaurant and Retail Offerings

AVAILABILITIES

Memorial Green 1

- » [Suite 270](#) – 1,297 RSF Brand New Spec Suite
- » [Suite 375](#) – 2,485 RSF Second Gen.

Memorial Green 2

- » [Suite 305](#) – 2,510 RSF Corner, Second Gen.
- » [Suite 310](#) – 1,686 RSF Shell Condition

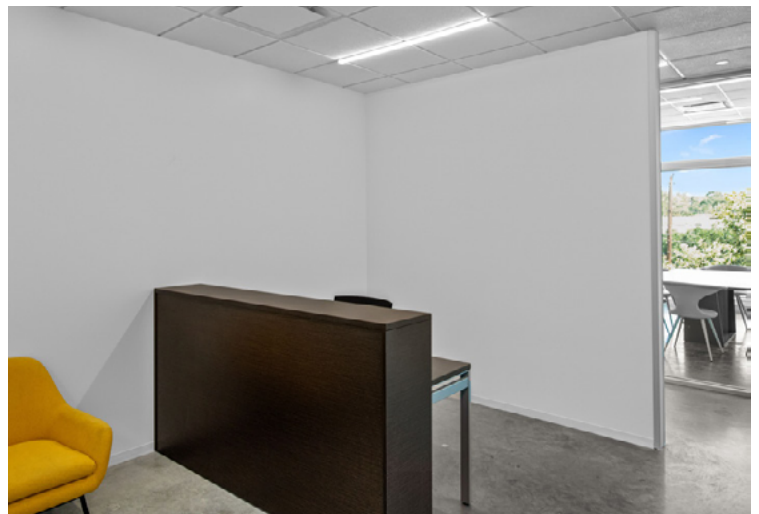


MEMORIAL GREEN
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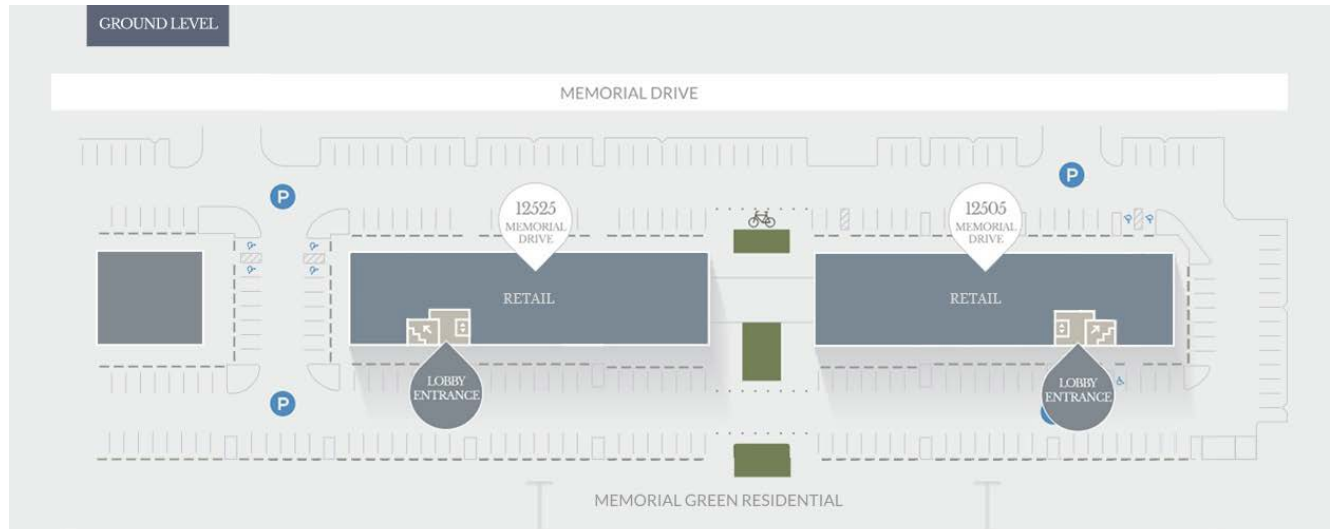

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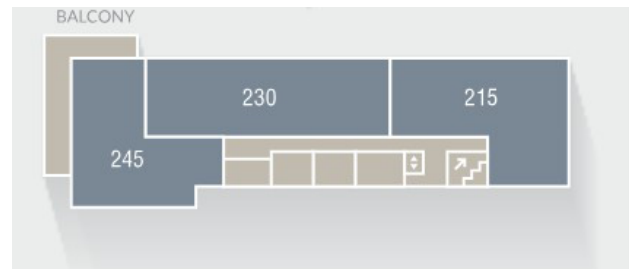
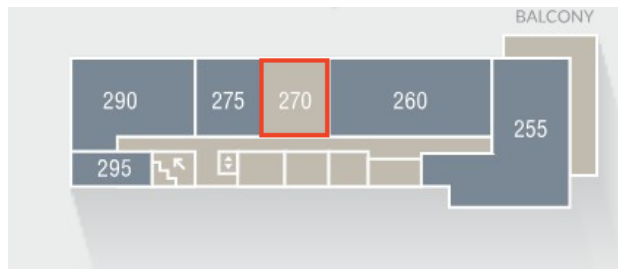
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Memorial Green 1 (West)

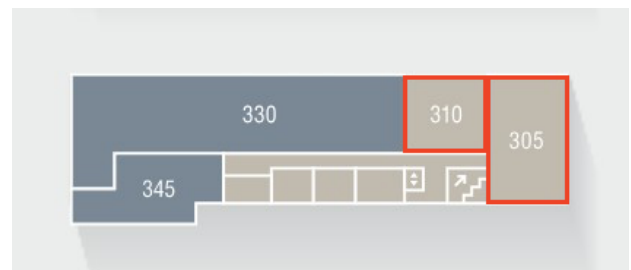
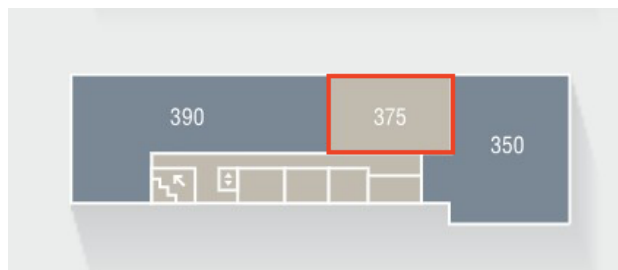
Memorial Green 2 (East)

Level 2



» [Suite 270](#) – 1,297 RSF

Level 3



» [Suite 375](#) – 2,485 RSF

» [Suite 305](#) – 2,510 RSF

» [Suite 310](#) – 1,686 RSF

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