

245 Commerce Green

For Leasing Information Contact
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281-854-2170 | kpoynter@pcptx.com



POYNTER COMMERCIAL
PROPERTIES

Property Highlights

- Two Level Multi-Tenant Building**
- Garage & Surface Parking**
- On-Site Property Management**
- Card Key Access**
- Surveillance System**

- Outdoor Garden Seating Areas**
- Key Location**
- Easy Access to US 69 & Hwy 90 Casual Dining in Immediate Area Shopping & Entertainment Minutes Away**

Lease Terms

Available Spaces:	729 - 6,397 NRSF (Divisible)
Availability:	Immediate
Term:	Negotiable
Net Rentable Rate:	\$15.50/NRSF w/ \$0.50 annual bumps
2024 Proj. Operating Expenses:	\$10.80/NRSF
Parking:	3.50/1,000

Building Access

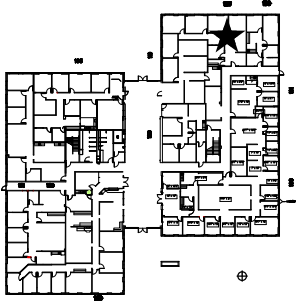
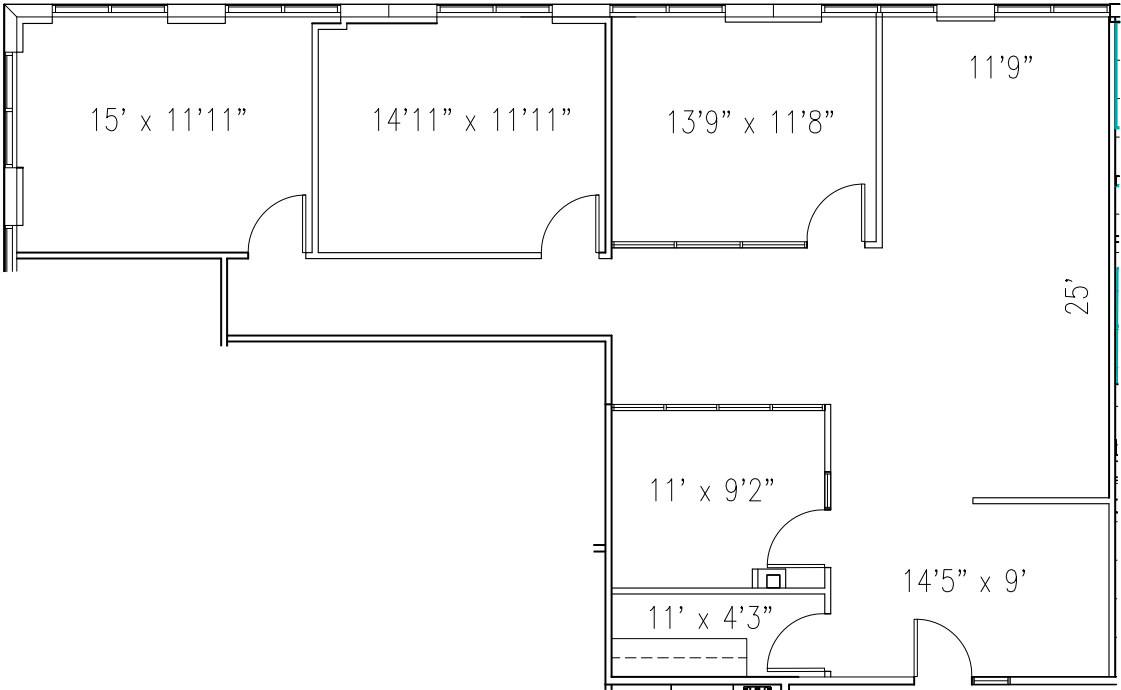


Easy Access to US 69 and Highway 90



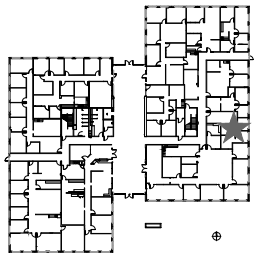
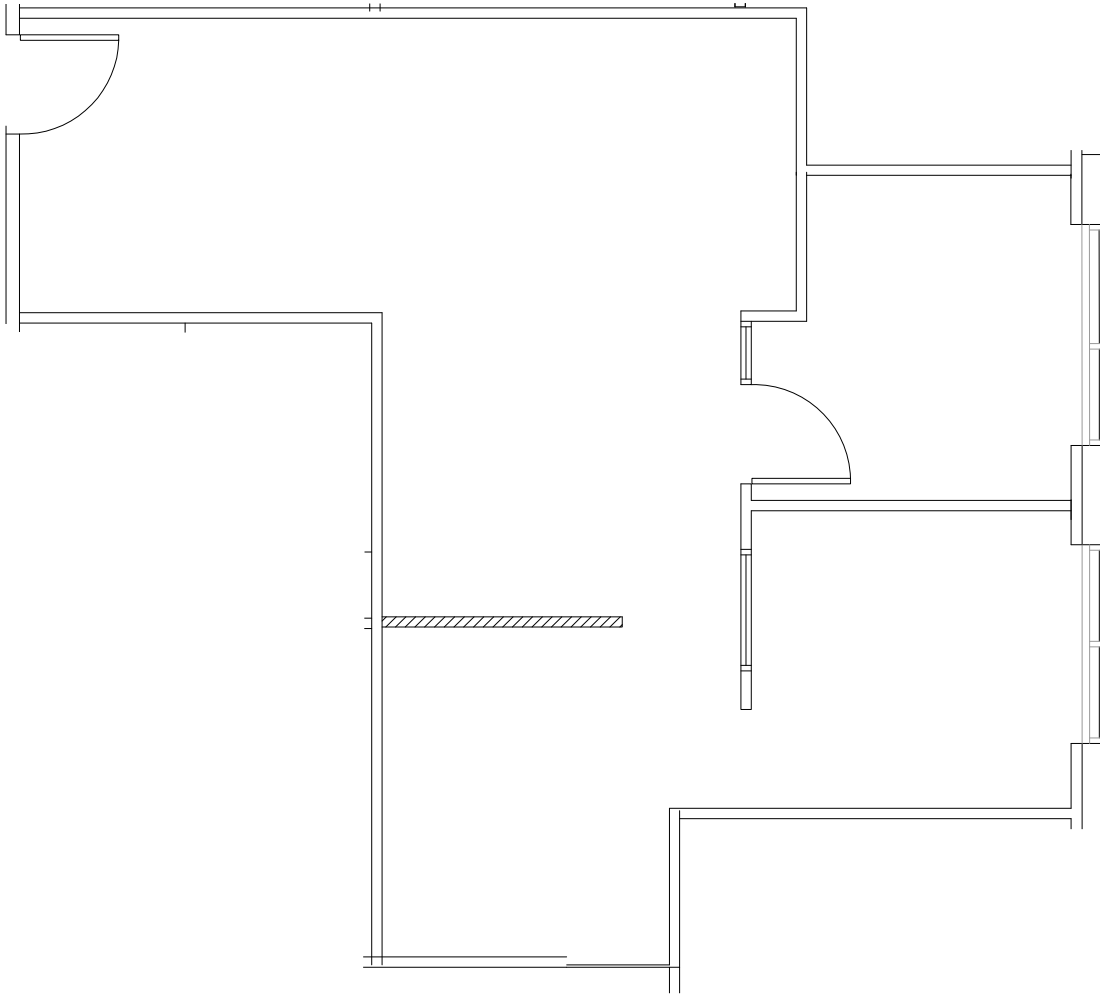
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Suite 125
1,620 NRSF
Existing Floor Plan



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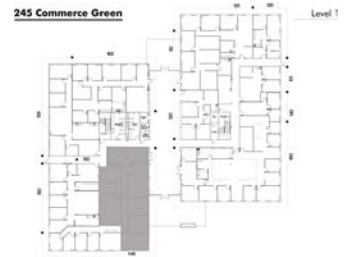
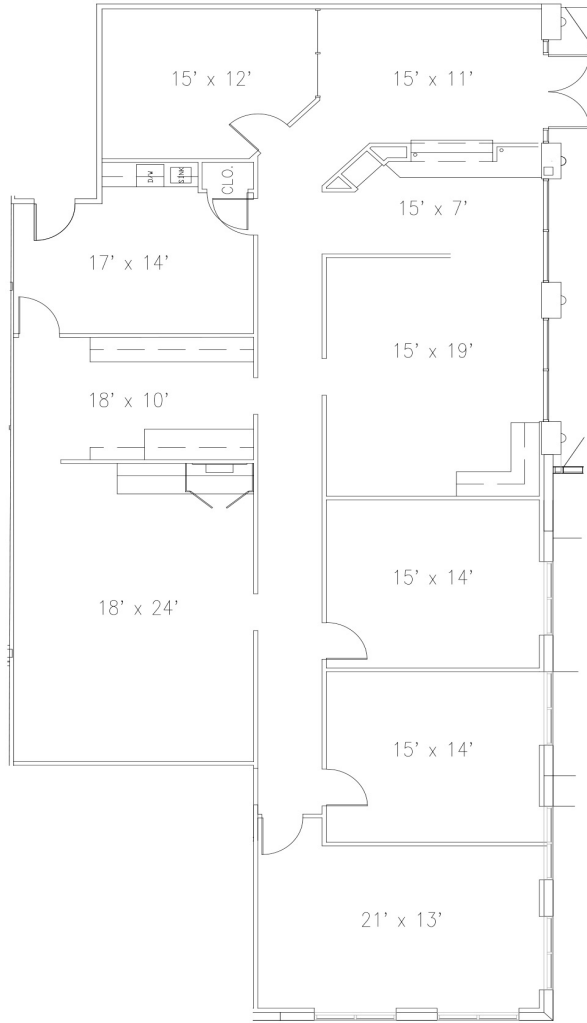
Suite 135
729 NRSF
Existing Floor Plan



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SUITE 145

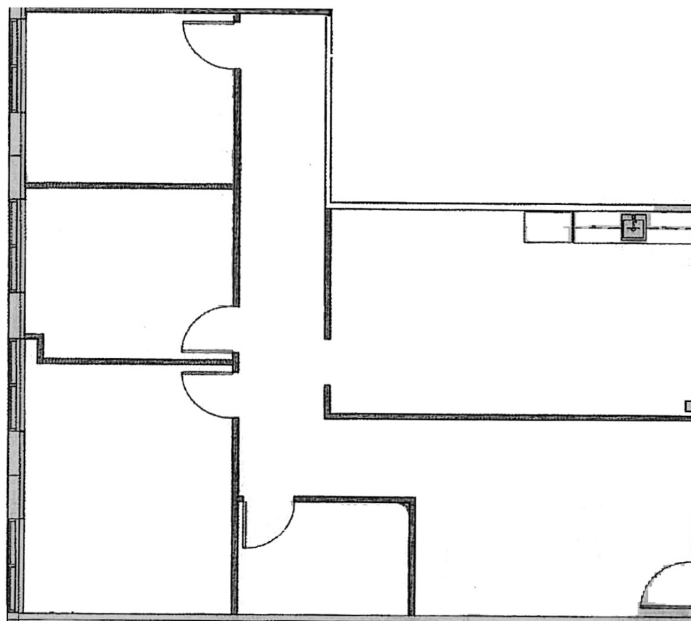
3,238 NRSF
Existing Floor Plan



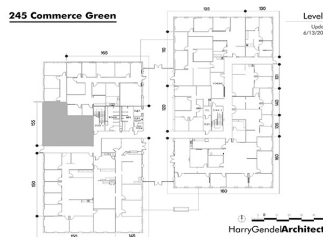
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SUITE 155
1,491 NRSF
Existing Floor Plan

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1,491 NRSF

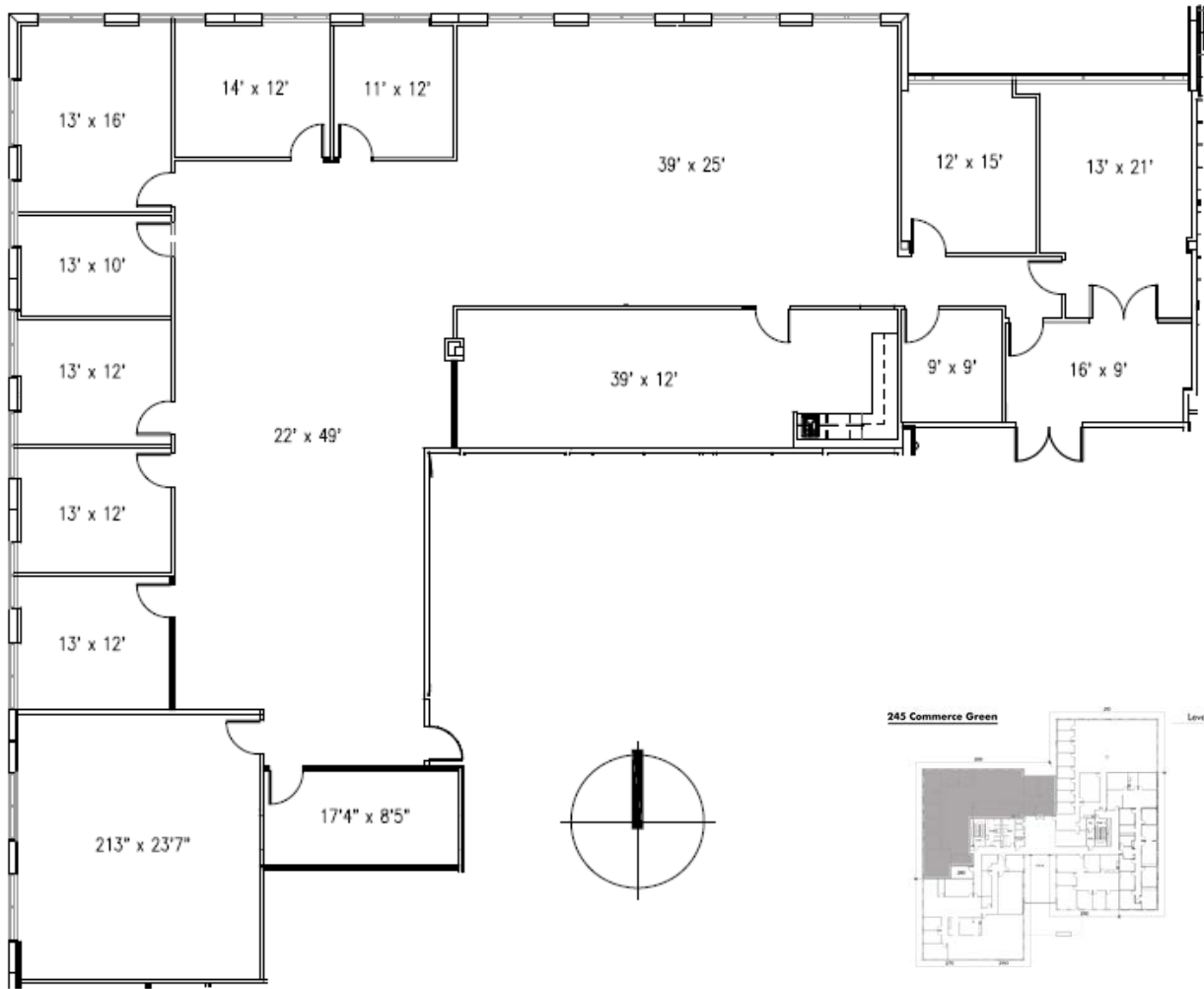


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KEVIN POYNTER (281) 854-2170



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SUITE 200
6,397 NRSF
Existing Floor Plan

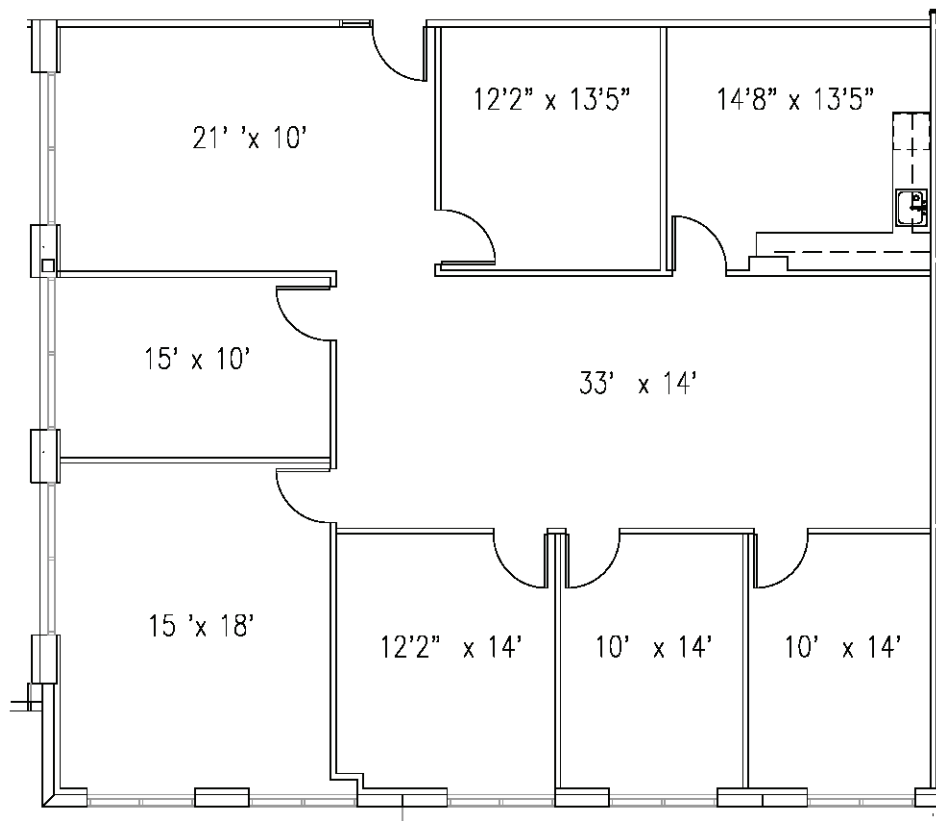


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Suite 250

2,444 NRSF

Existing Floor Plan

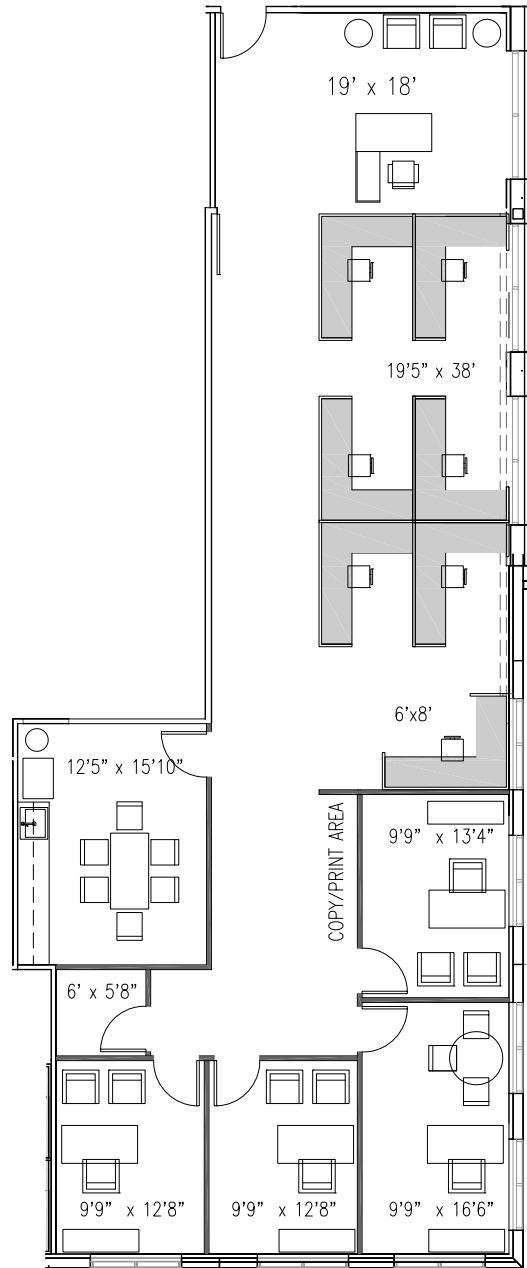


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SUITE 260

SPEC

2,403 NRSF
Floor Plan



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