

Space For Lease Space Park Complex

**Featherwood
& Company**



Building Profile

- 220,000+ Square Foot Building Complex
- On Site Building Management
- Offices With Water Views & Parking Garage Access
- Located Across From NASA Space Center & Houston Methodist Clear Lake Complex
- NASA Parkway Frontage With Convenient Access To I-45
- 10,000+ RSF Available

**Featherwood
& Company**

2200 Space Park Dr.
Suite 330 Houston,
Texas

281-922-4200

Space For Lease

Space Park Complex



2200 Space Park Houston, TX

4 story, 76,838 square foot Class “B” office building on 2.5 acres. The property is located in Nassau Bay and across from the Houston Methodist Hospital Complex in close proximity to NASA. The building boasts a prime location along with a 5-level parking garage with over 400 parking spaces.

The building has been renovated with quality finishes, including upgrades to the restrooms. Tenants can enjoy water views of Clear Lake from the south side of the building.

Rental Rate: \$22.50



Jeff Oetting

832-455-8877

Jeff@FeatherwoodCapital.com

Brandon Farine

832-859-8880

Brandon@FeatherwoodCapital.com

Featherwood & Company

2200 Space Park Drive

Houston, TX

Space For Lease

Space Park Complex



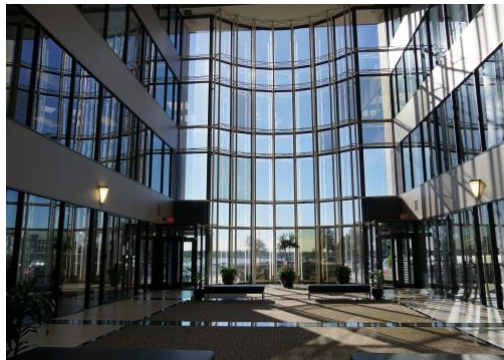
2100 Space Park Houston, TX

4 story, 115,874 square foot Class "B" property situated on a 5.629 acre water front tract overlooking Clear Lake.

The Atrium at Nassau Bay is located in Nassau Bay with close proximity to Highway 45 and I-46 via Nasa Rd 1. The property is adjacent to the Houston Methodist Hospital Complex and across Nasa Rd 1 from NASA Johnson Space Center.

The Building boasts high end finishes and includes an atrium with views of Clear Lake. Tenants are able to enjoy water views from their suites. Given the acreage of the land, the property contains ample parking for tenants and visitors. A new chiller was recently put into the building in 2019.

Rental Rate: \$22.50



Jeff Oetting

832-455-8877

Jeff@FeatherwoodCapital.com

Brandon Farine

832-859-8880

Brandon@FeatherwoodCapital.com

Featherwood & Company

2200 Space Park Drive

Houston, TX

Space For Lease

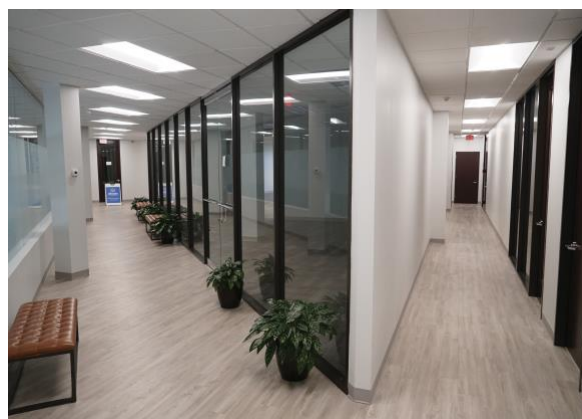
Space Park Complex



2200 NASA Parkway Houston, TX

2 story, 30,552 square foot Class "B" office building located on Nasa Rd 1 frontage. The property recently underwent extensive renovation exceeding over \$2,000,000. The property is situated on over 2.7 acres of land and contains approximately 113 surface parking spots. 2200 Nasa is located in Nassau Bay and offers convenient access to I-46 and I-45 via Nasa Rd 1.

Rental Rate: \$22.00



Jeff Oetting

832-455-8877

Jeff@FeatherwoodCapital.com

Brandon Farine

832-859-8880

Brandon@FeatherwoodCapital.com

Featherwood & Company

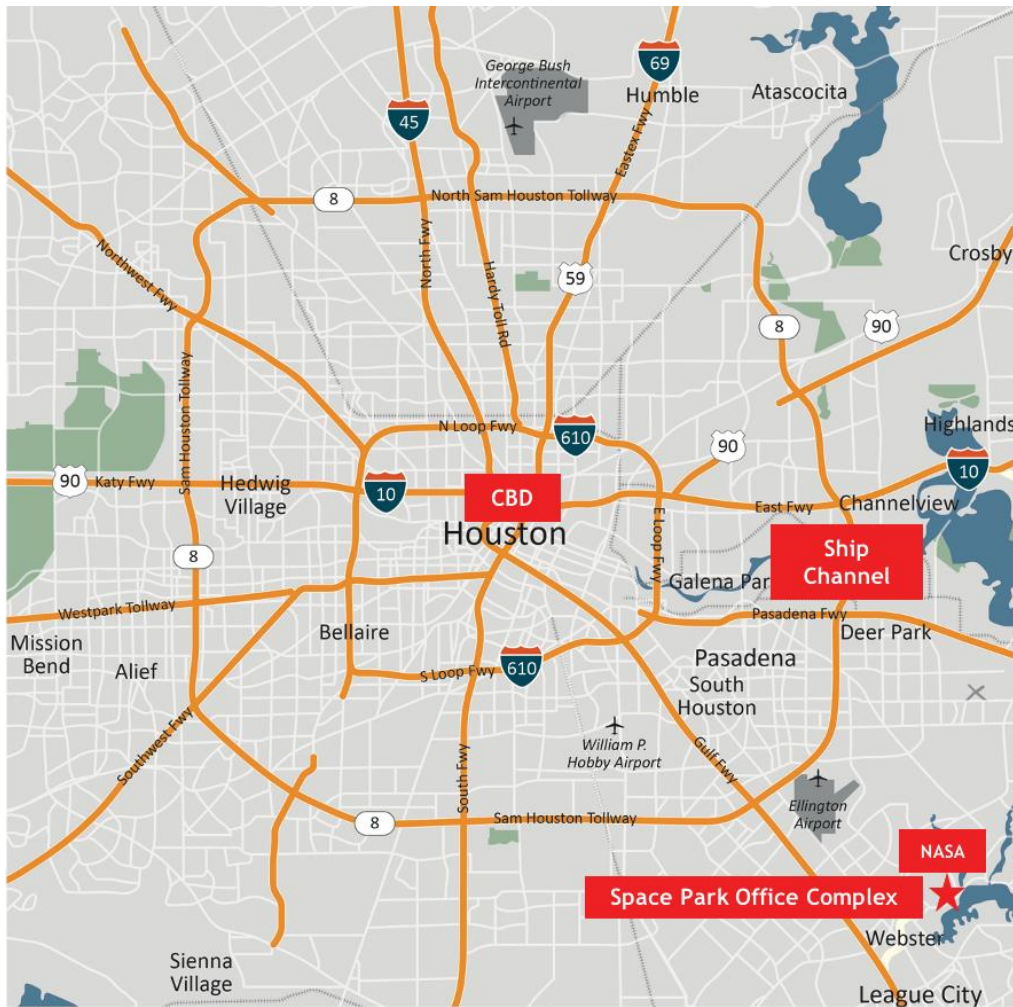
2200 Space Park Drive

Houston, TX

Space For Lease

Space Park Complex

Space Park Complex Overview



Jeff Oetting

832-455-8877

Jeff@FeatherwoodCapital.com

Brandon Farine

832-859-8880

Brandon@FeatherwoodCapital.com

Featherwood & Company

2200 Space Park Drive

Houston, TX



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Featherwood Capital LLC	9003041	Jeff@FeatherwoodCapital.com	281-922-4200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeff Oetting	354542	Jeff@FeatherwoodCapital.com	832-455-8877
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date