

# 18050 SATURN LANE

## NASSAU BAY TOWN SQUARE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DREW LEWIS  
dlewis@lee-associates.com  
713.826.0503

CHRIS LEWIS  
clewis@lee-associates.com  
713.744.7441





## PROPERTY HIGHLIGHTS

± 102,000 SF TOTAL

4-STORY CLASS A BUILDING

4.0/1,000 SF PARKING RATIO IN COVERED GARAGE

DIRECTLY ACROSS FROM NASA SPACE CENTER AND  
CONNECTED TO I-45 BY NASA BYPASS



THIRD FLOOR RECEPTION



FOURTH FLOOR RECEPTION



THIRD FLOOR TRAINING ROOM



FOURTH FLOOR OPEN AREA

# NASSAU BAY TOWN SQUARE



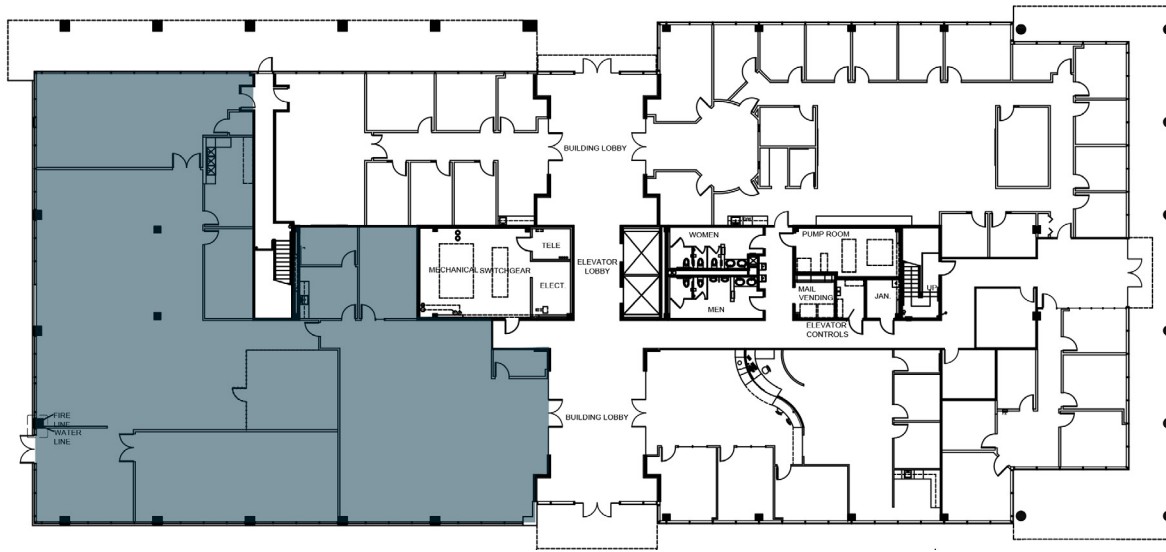
- 1** Preleasing
  - A** 12,000 sf RETAIL
  - B** 100,000 sf SATURN TWO OFFICE BUILDING
- 2** FINAL PHASE - 5 Acre Tract — SITE AVAILABLE
- 3** RETAIL PHASE I — completed (100% leased)
- 4** Saturn One Office Building — completed (100% leased)
- 5** Voyager Apartments — completed
- 6** Marriott Hotel — completed
- 7** RETAIL PHASE II — completed
- 8** Chick-fil-A — completed
- 9** City Hall — completed



## LOCATION DESCRIPTION

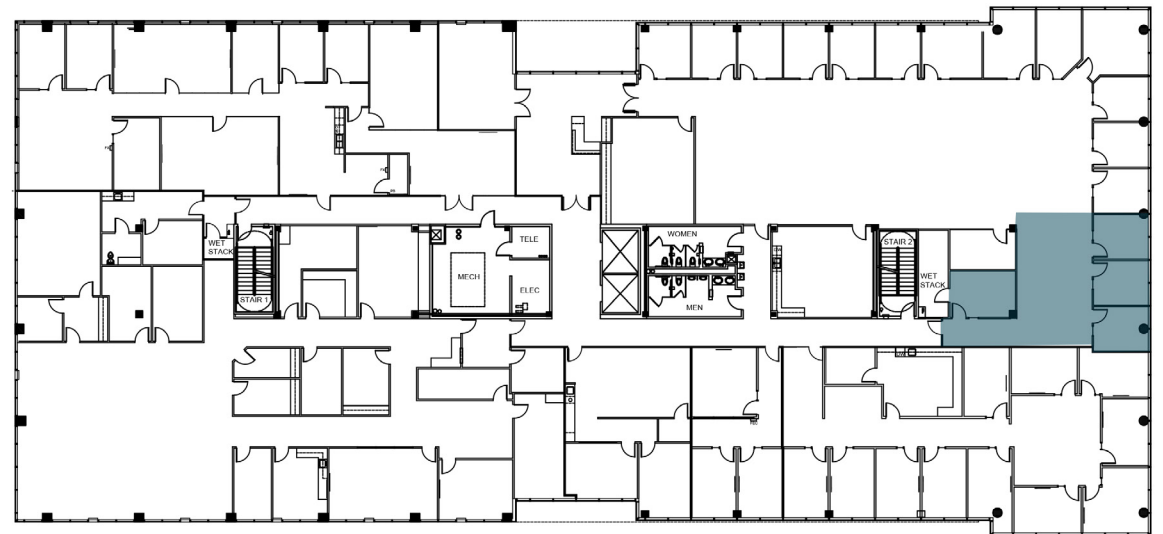
NASSAU BAY TOWN SQUARE IS CLOSE TO I-45; BUT WITH THE COMPLETION OF THE NASA PARKWAY BYPASS, NASSAU BAY TOWN SQUARE IS EVEN CLOSER AND IS NOW VIRTUALLY LOCATED ON I-45

- NO TRAFFIC LIGHTS BETWEEN I-45 AND NASSAU BAY
- HIGH VISIBILITY FOR NASA PARKWAY BUSINESS
- POTENTIAL FOR LARGE BUSINESS RELOCATION
- JUST 10 MINUTES TO HOBBY AIRPORT



**SUITE 150: ±8,790 SF**

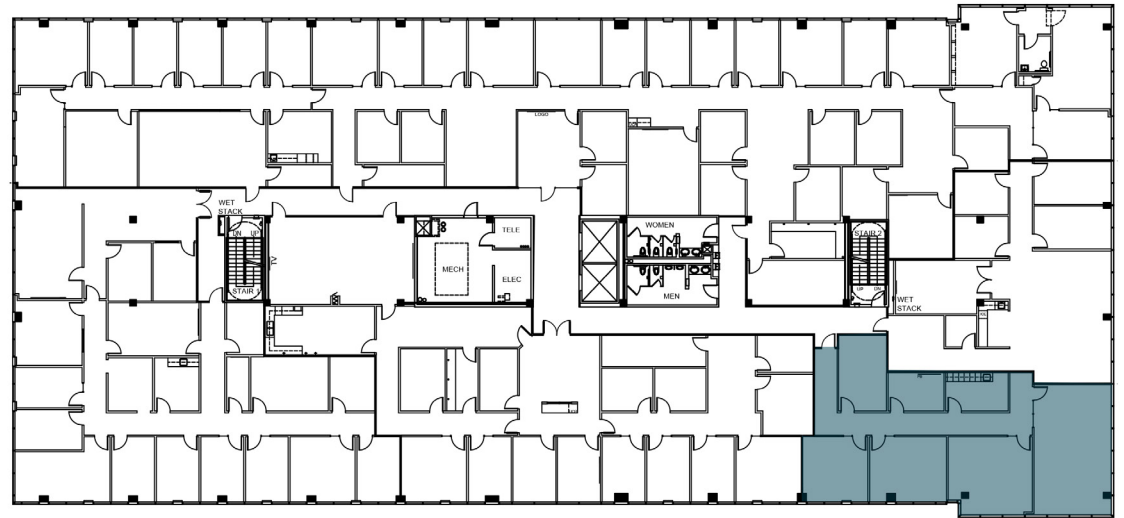
**SUITE 230: ±1,301 SF**





**SUITE 320: ±5,422 SF**

**SUITE 330: ± 2,535 SF**





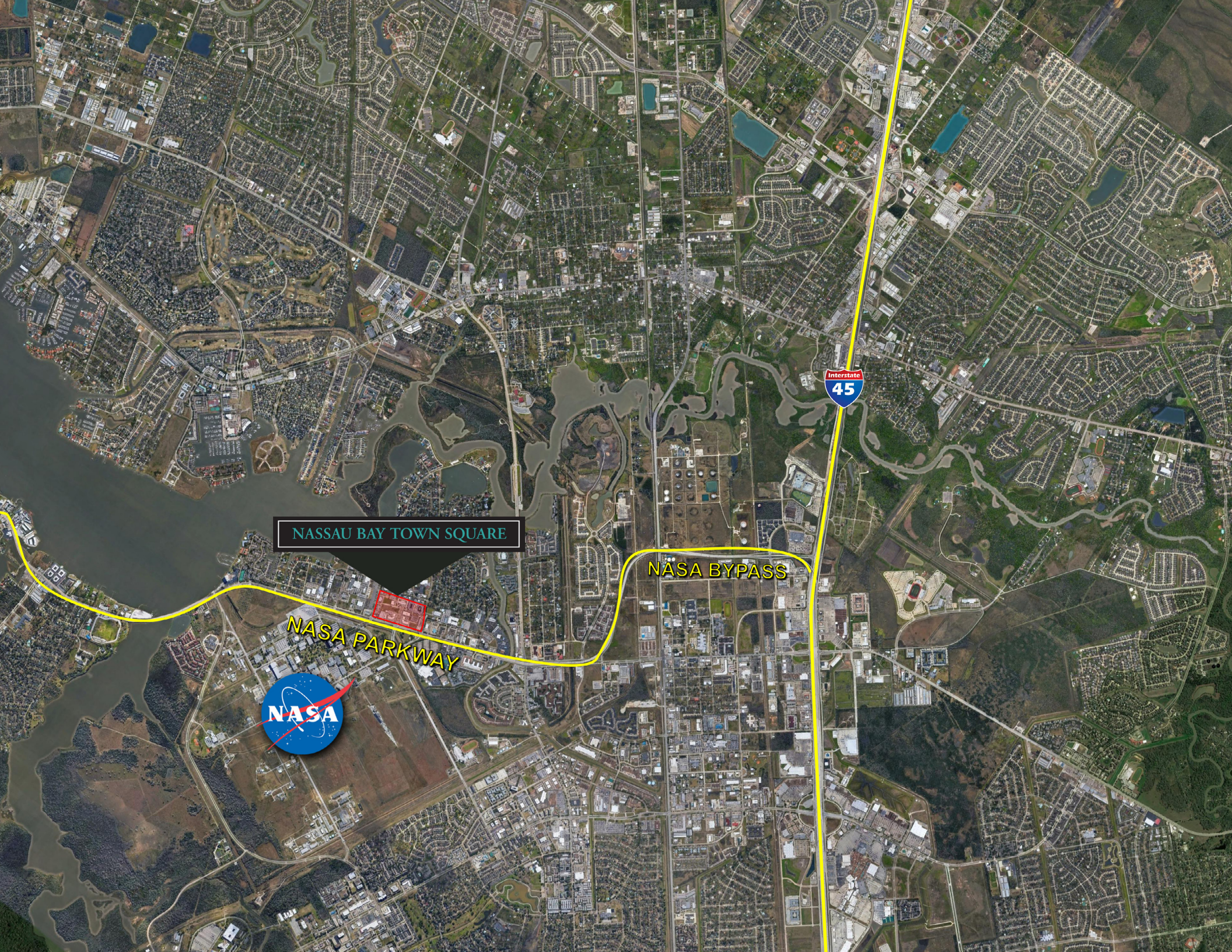
 **Hahnfeldt Smithland**  
A Division of Hahnfeldt Smithland Company

 **LEE &  
ASSOCIATES**

DREW LEWIS  
dlewis@lee-associates.com  
713.826.0503

CHRIS LEWIS  
clewis@lee-associates.com  
713.744.7441

FIRE LANE NO PARKING



NASSAU BAY TOWN SQUARE

NASA BYPASS

NASA PARKWAY

