

Plaza del Oro Research Park

2nd Generation Lab/Flex Space

8275 El Rio Street
8285 El Rio Street
900 South Loop West
Houston, TX 77054
www.cbre.com/properties

Medical, Life Science / Research, General Office Uses



Availability



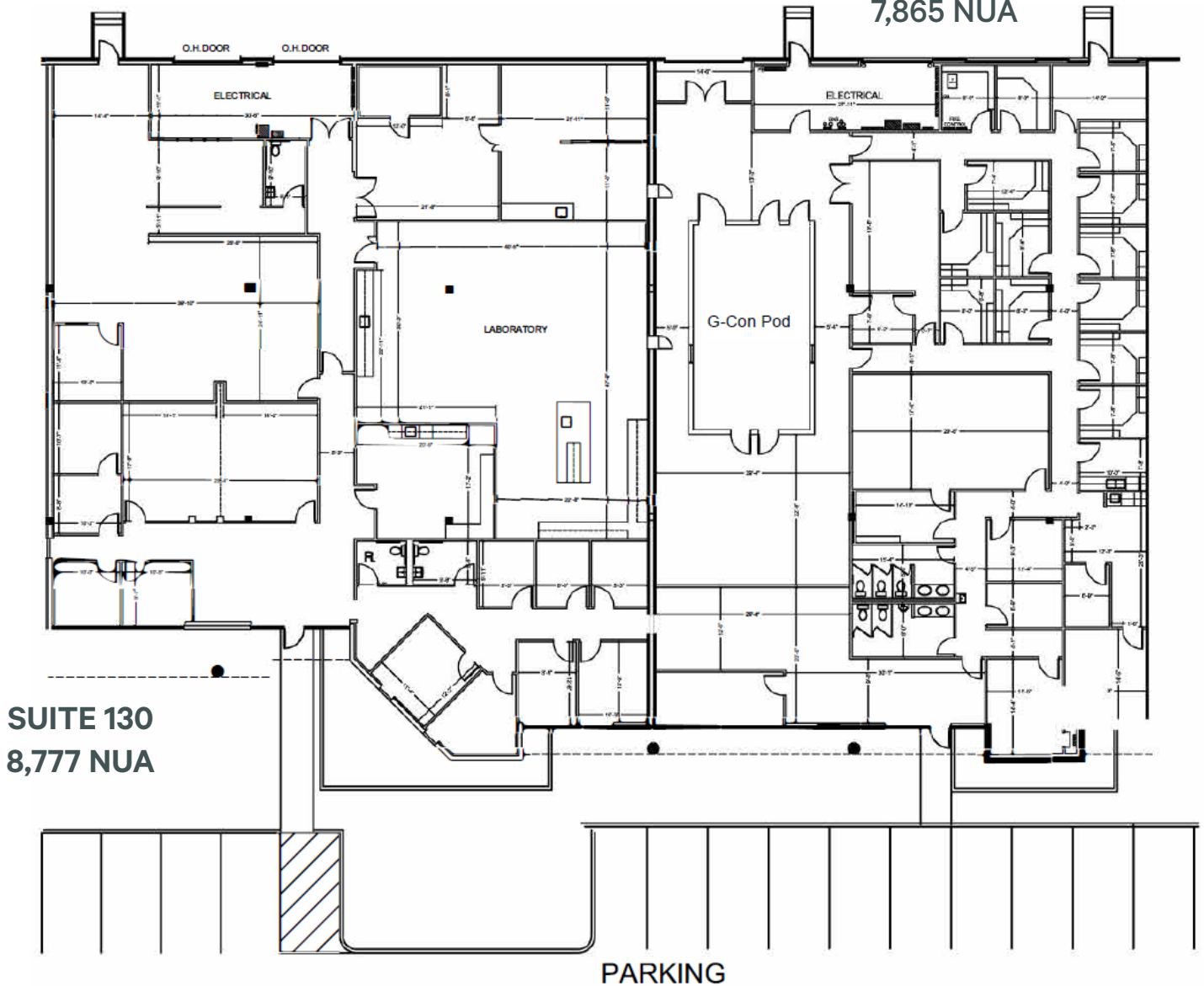
8275 EL RIO STREET			8285 EL RIO STREET			900 S LOOP W		
Ste 130/160	16,642 RSF	VIRTUAL TOUR	Ste 120	1,950 RSF	VIRTUAL TOUR	Ste 170	5,426 RSF	
Ste 130B	3,914 RSF		Ste 130/140	3,905 RSF	VIRTUAL TOUR	Ste 190	1,995 RSF	VIRTUAL TOUR
			Ste 150	3,065 RSF				
			Ste 170	6,010 RSF				

8275 EL RIO ST - SUITE 130/160 - 7,685 SF - 16,642 RSF

2nd Generation Lab Space with G-Con Pod

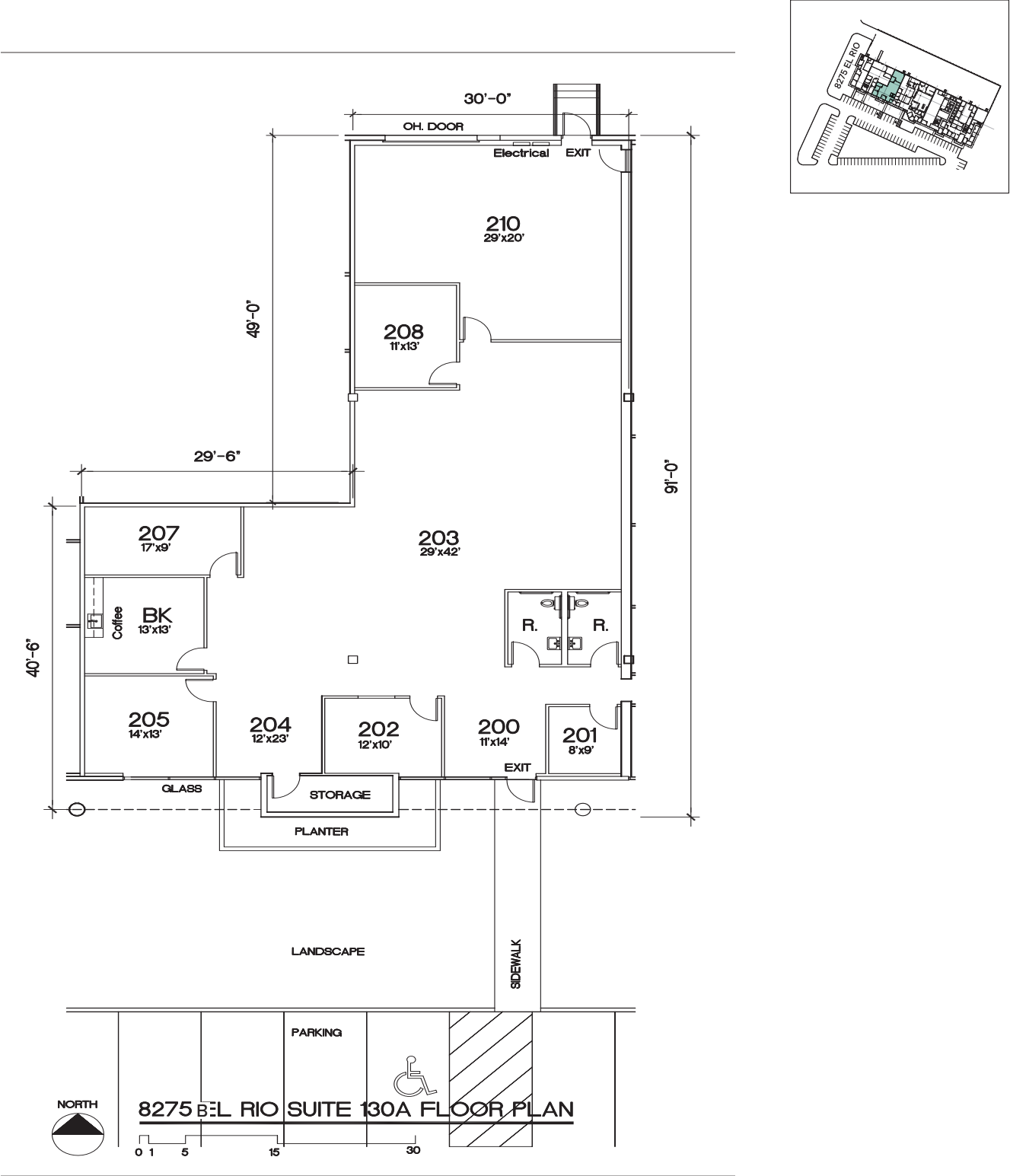


SUITE 160
7,865 NUA



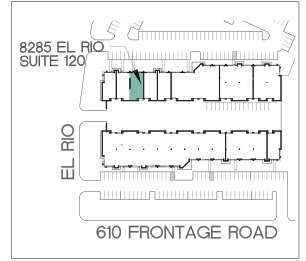
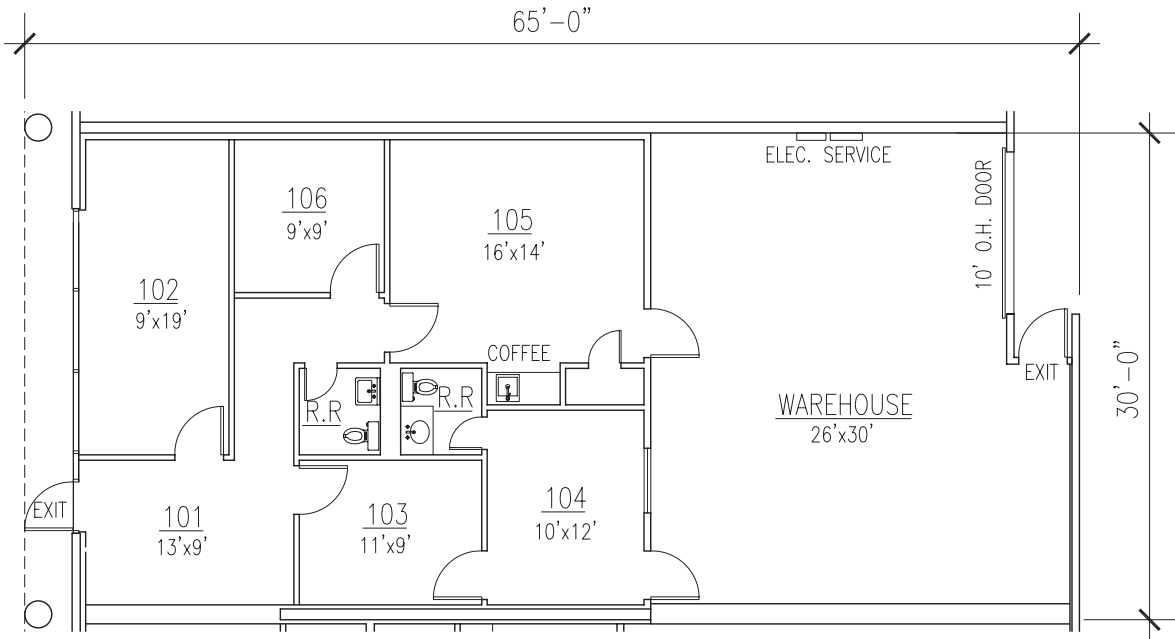
- + Former Lonza facility with G-Con Pod located in suite for tenant use
- + 2nd generation lab space
- + Grade level loading with gated truck court
- + Close proximity to Texas Medical Center in a thriving R&D park
- + Significant electrical usage available
 - Suite 130: 400 Amp, 480 Volt, 3 phase
 - Suite 160: 500 Amp, 480 Volt, 3 phase

8275 EL RIO ST - STE 130B - 3,914 RSF

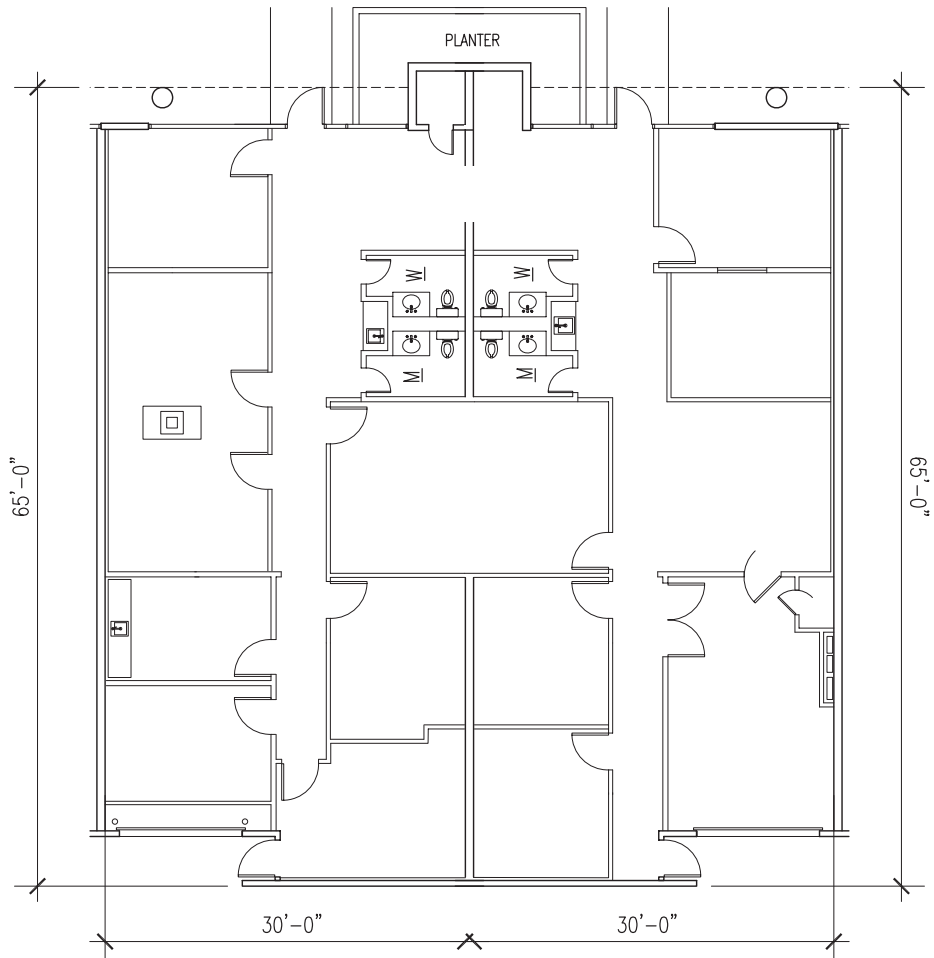
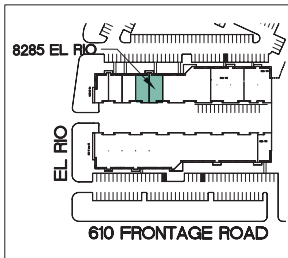


*Suite 130B/130/160 are contiguous for up to 20,556 SF

8285 EL RIO ST - SUITE 120 - 1,950 RSF



8285 EL RIO ST - SUITE 130/140 - 3,905 RSF

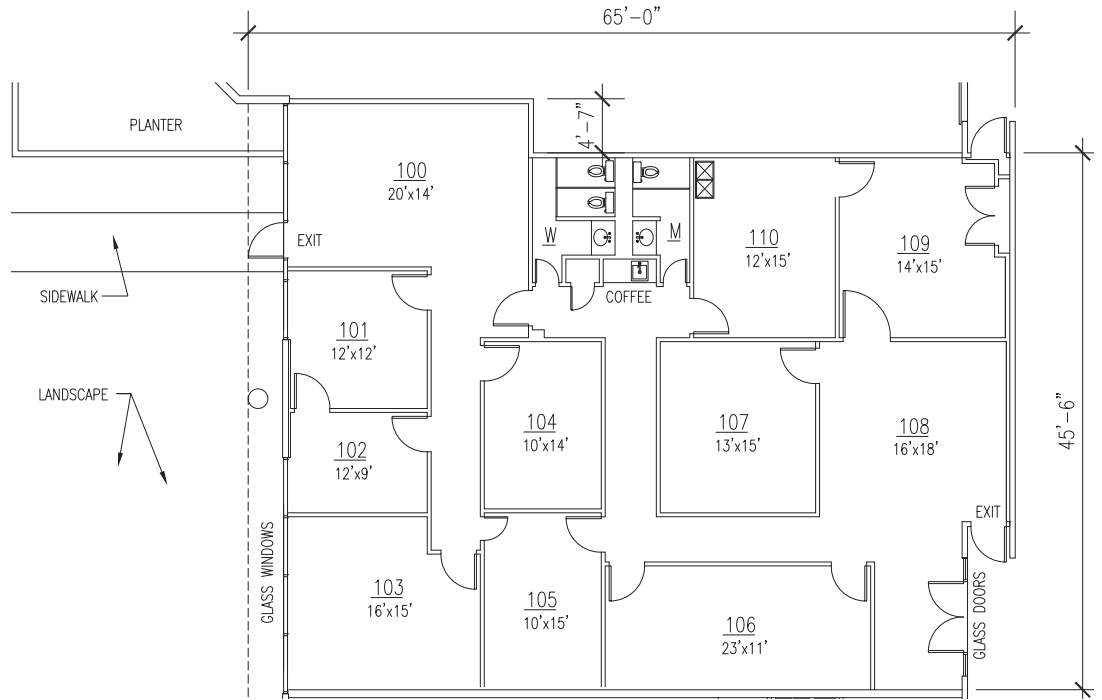
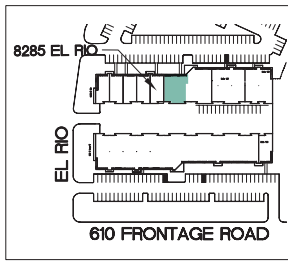


*Suite 120/130/140/150 are contiguous for up to 8,920 SF

Plaza del Oro Research Park

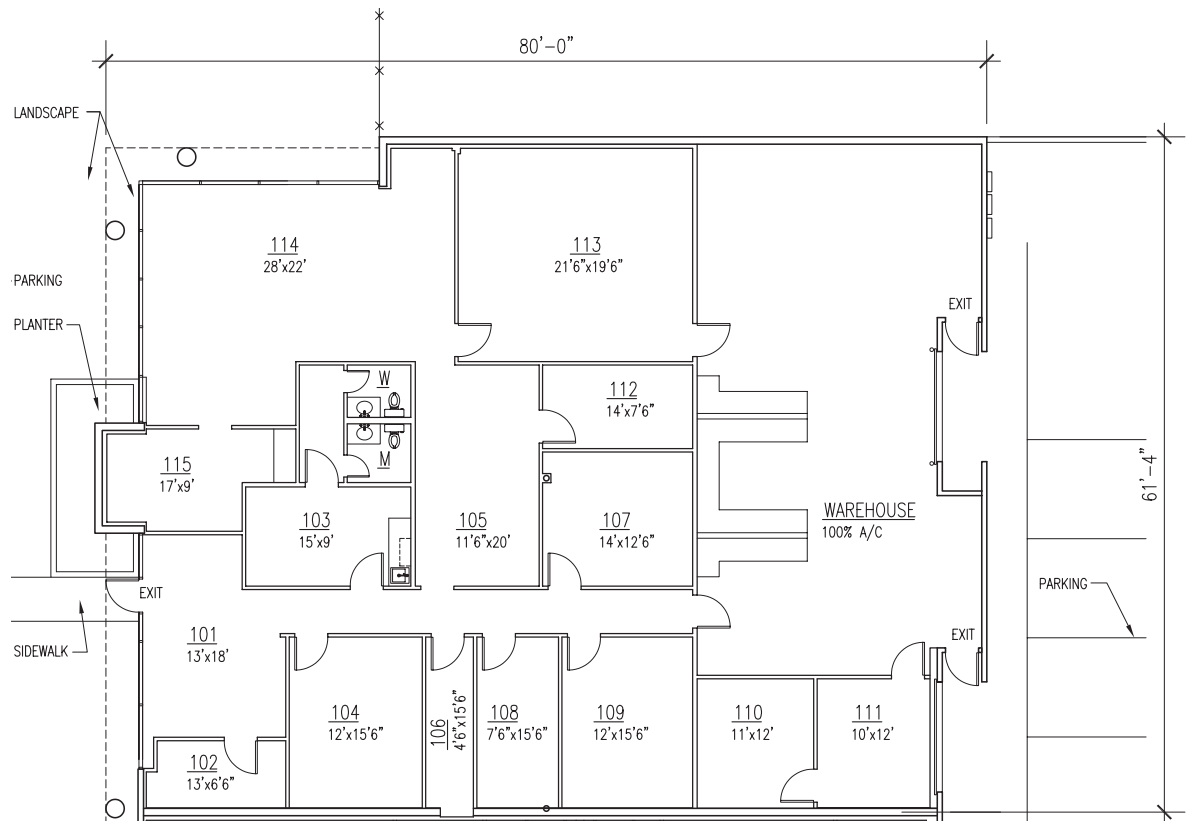
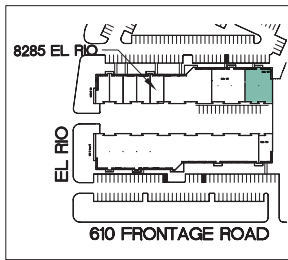
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8285 EL RIO ST - SUITE 150 - 3,065 RSF



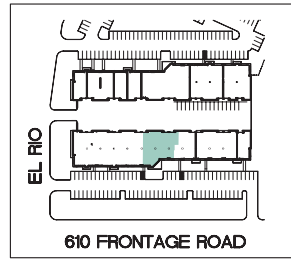
*Suite 120/130/140/150 are contiguous for up to 8,920 SF

8285 EL RIO ST - SUITE 170 - 6,010 RSF

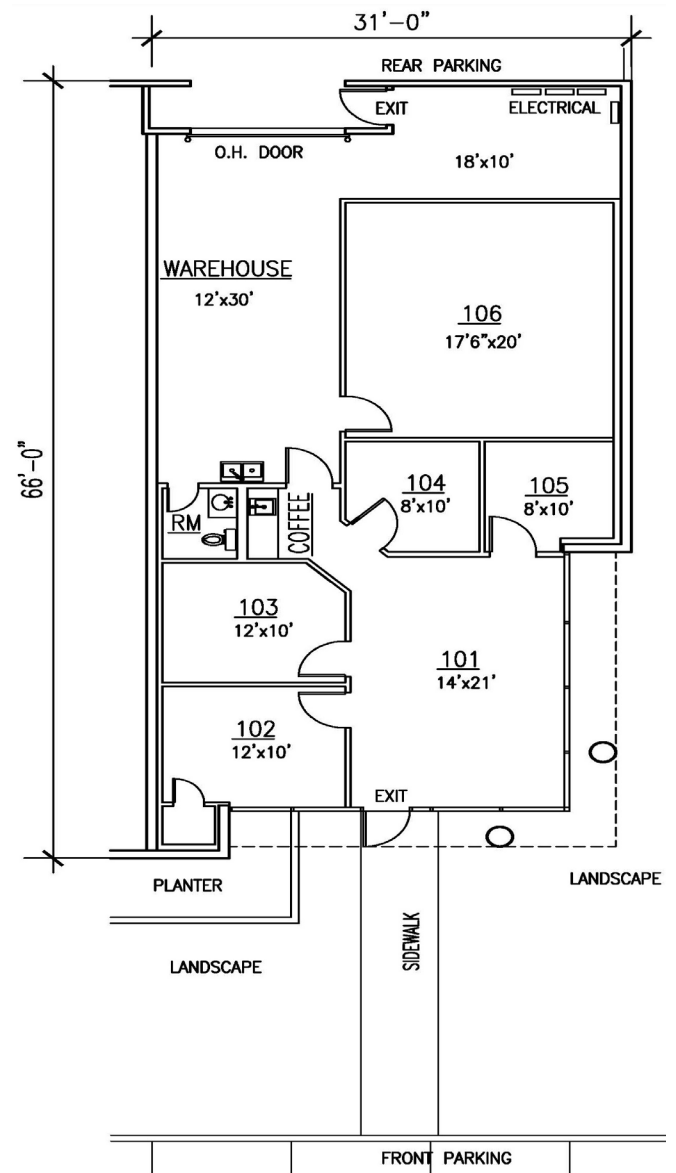
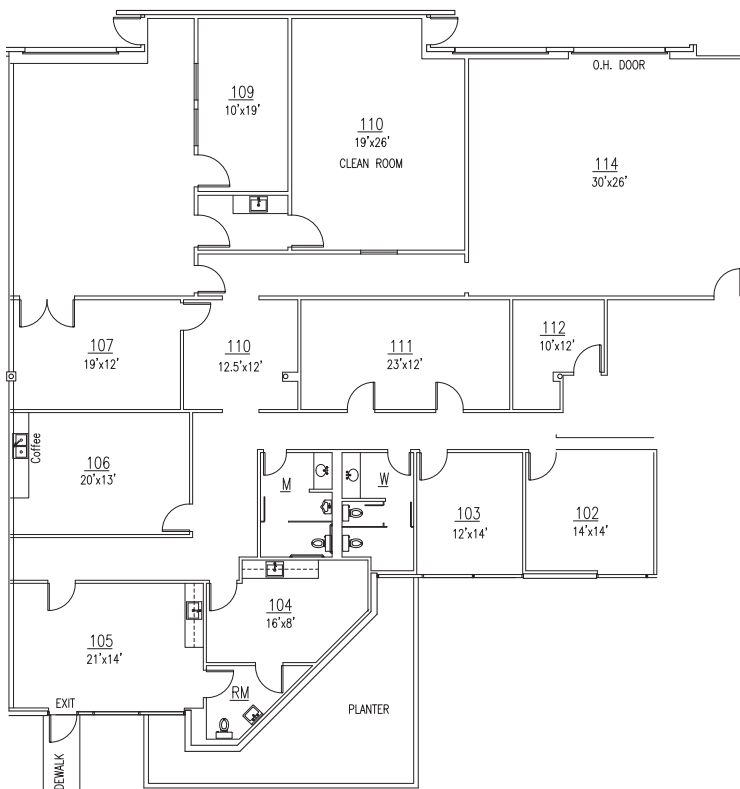
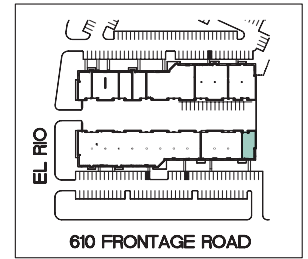


For Lease

8275 EL RIO ST - STE 170 - 5,426 RSF



900 S LOOP W - STE 190 - 1,995 RSF



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Property Highlights

- + 2nd generation lab/flex space available
- + Close proximity to Texas Medical Center
- + Convenient access from 610 Loop
- + Climate controlled spaces
- + Grade level loading docks with gated truck courts

Contact Us

Brandy Bellow Spinks
Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

Lane Kane
Vice President
+1 904 305 7633
lane.kane@cbre.com

Danielle Parsons
Associate
+1 713 907 8905
danielle.parsons@cbre.com

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