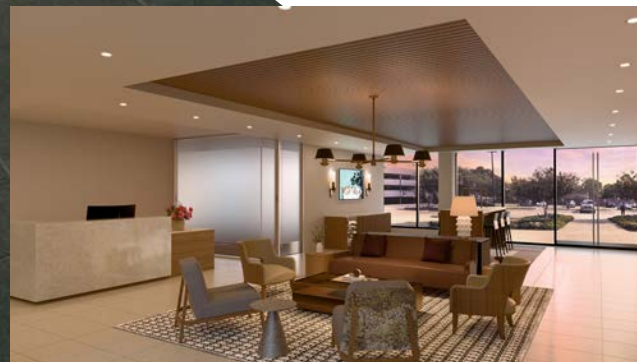




TOWN & COUNTRY

10497

Lobby Expansion, Renovation,
& New Conference Facility!



PROPERTY OVERVIEW

10497 Town & Country is a unique, Class A office environment, offering stunning views and an unmatched amenity base at the epicenter of Houston's pattern of growth. The property provides exceptional visibility and direct access via Interstate-10 and Beltway 8, upgraded fixtures, and beautiful tenant and common-area spaces.

OFFICE BUILDING SF	149,309 SF
SF AVAILABLE FOR LEASE	909 - 8,394 SF
PARKING RATIO	3.5/1000 (Surface and Covered)
LEASE RATE	\$29.00 PSF/YR (NNN)
OPEX	\$14.98 PSF



BUILDING AMENITIES

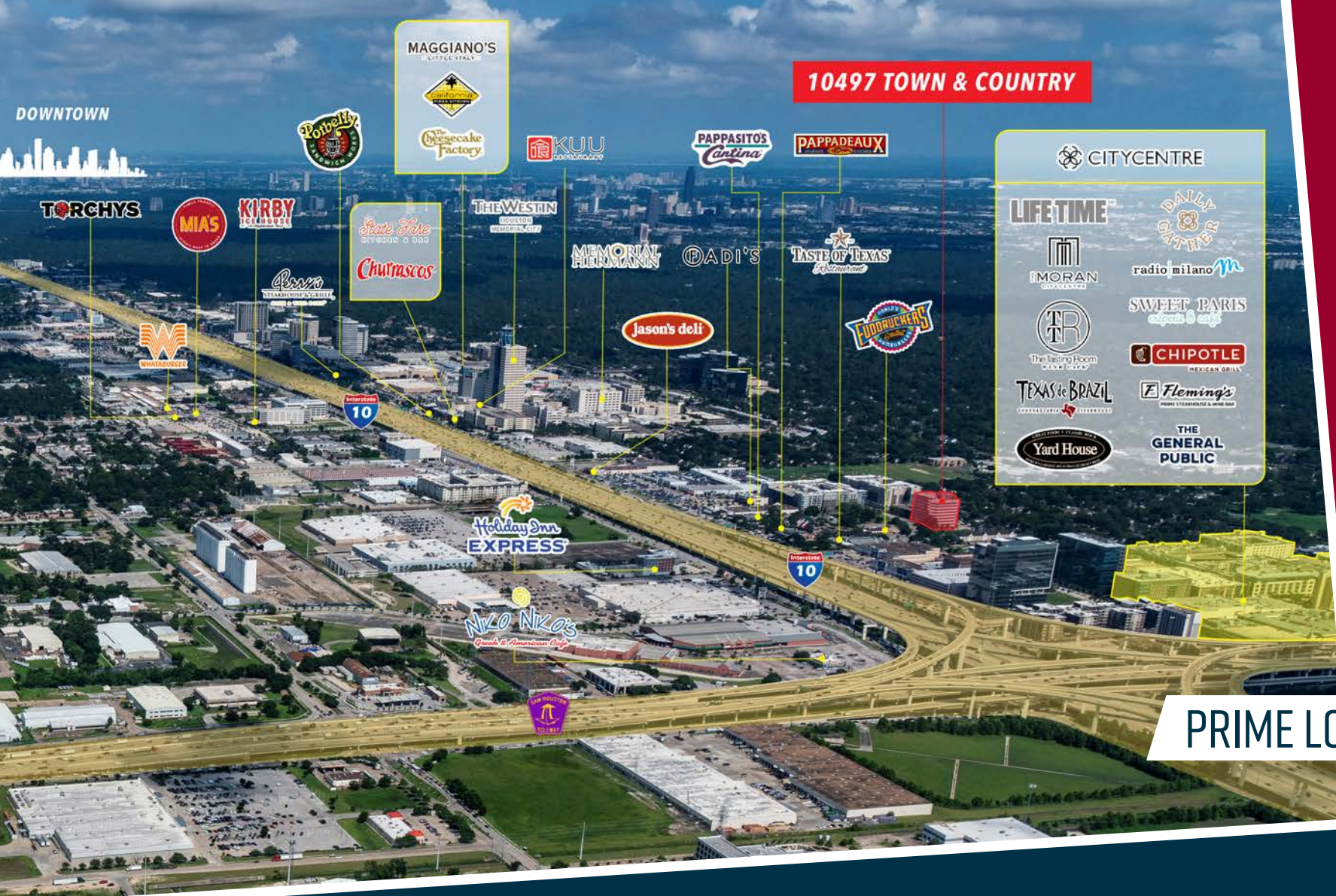
- + SECOND FLOOR DELI
- + CONFERENCE ROOM
- + SECURITY GUARD
- + CARD ACCESS SECURITY SYSTEM
- + MULTI-LEVEL PARKING GARAGE WITH COVERED WALKWAY
- + AMPLE SURFACE VISITOR PARKING
- + ON-SITE PROPERTY MANAGEMENT
- + ON-SITE BUILDING ENGINEER

10497



DOWNTOWN

10497 TOWN & COUNTRY



CITYCENTRE

LIFETIME

MORAN

TR

TEXAS de BRAZIL

Yard House

DAILY 8 COTTAGE

radio | milano

SWEET PARIS

CHIPOTLE

Fleming's

THE GENERAL PUBLIC

PRIME LOCATION

The immediate area boasts several high-end single and multifamily options along with some of the top hotels and highest ranked schools in the city.

CHRIS LEWIS | Managing Principal
713.744.7441
clewis@lee-associates.com

BLAKE VIRGILIO, CCIM, SIOR | Senior Director
713.744.7465
bvirgilio@lee-associates.com

BILL INSULL, CCIM | Senior Director
713.744.7463
binsull@lee-associates.com



LEE &
ASSOCIATES



SOUTH
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