

User/Investment Opportunity  
PROPERTY WEBSITE



**2222**

**Bay Area Blvd.**

Houston, TX



## Property highlights



Atrium building with skylights in the lobby



Glass backed elevator & open staircases



Extensive interior landscaping



Card key access system



Ample parking

## Property statistics

Address [2222 Bay Area Blvd.  
Houston, TX](#)

Property Size +/- 65,818 sf

Site Size +/- 4.04 acres

Class B

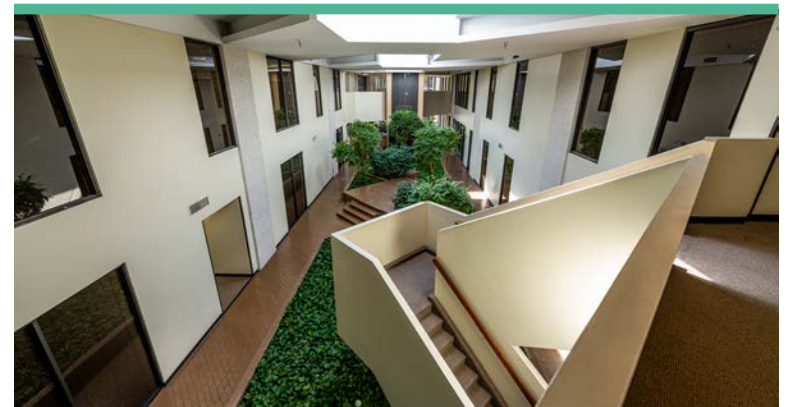
Number of Stories 2

Year Built 1979

Percent Leased 16.1%

Parking 3.90/1,000

Submarket NASA/Clear Lake



## User/Investment Opportunity

- Ideally suited for single user or corporate campus in an attractive office submarket.
- Immediate upside through lease up of several second-generation spaces with little need for additional buildout.
- Significant discount to replacement cost.



## Excellent Southeast Houston location



Minutes from Interstate 45 (Gulf Freeway) and located just off the intersection of Bay Area Blvd. and Space Center Blvd.



Located in the heart of the NASA/Clear Lake submarket with convenient access to Interstate 45 (Gulf Freeway) and other major Clear Lake area arteries including Space Center Blvd., El Camino Real, Highway 3 (Old Galveston Rd.) and NASA Parkway (NASA Rd. 1).

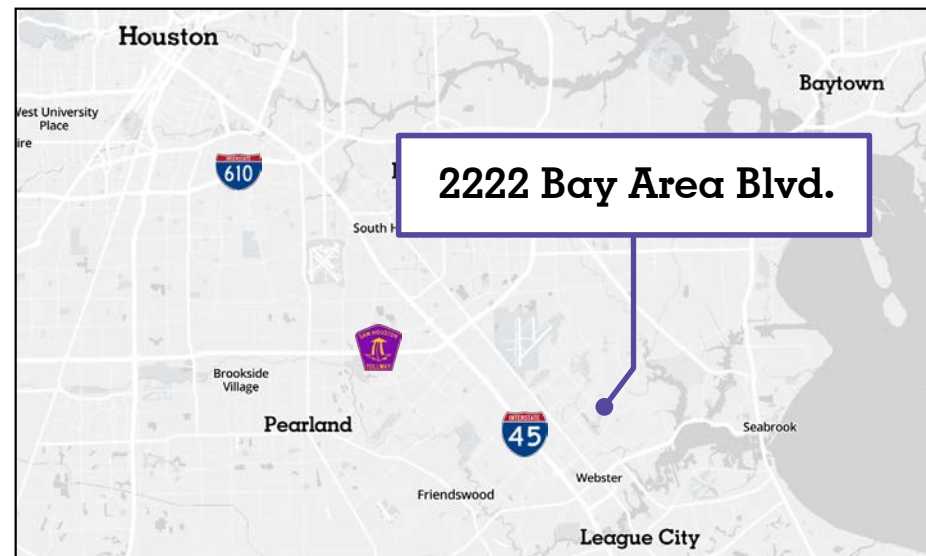


Surrounded by multiple large Clear Lake institutions like Johnson Space Center, University of Houston – Clear Lake, Baybrook Mall and the Kemah Boardwalk.



Ideally positioned near numerous other amenities throughout the Clear Lake area, which has the third largest concentration of luxurious boats.

## Location maps





If you would like more information on this offering, please get in touch.

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