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1715 FRIENDSWOOD





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Coming to Friendswood, Texas. The newest Class A Medical / Office building by Tannos Development Group, A four story modern building offering a combined leasable area of 94,850 sq feet and a gross building area of 105,800 sq feet, this newest development by Tannos is and should be the premier building in the city for years to come. Working directly with the dedicated owner and management team provides a personal, hands-on approach, and a more economical rental rate than a comparable product in larger cities. Generous tenant improvement allowances & flexible build-out options create endless possibilities for companies who wish to be located within the heart of one of the fastest growing commercial centers in the greater Houston area as well as being in the center of one of the most desirable residential communities anywhere in Texas.

LOCATION

This 3.7 acre tract is located in the heart of Friendswood, Texas. One of the fastest growing cities in the state. Boasting a 2021 median income of \$148,877.00 and a one-mile income of \$160,998. Friendswood was ranked one of the best cities in Texas to live and has one of the top school districts in the United States. Friendswood's proximity to the Houston Medical center, airports and the oil and gas industries have made it one of the top destinations for companies and professionals to relocate to and make it their home. The term "Live here, work here" has become the city's motto and people have truly taken it to heart.

OVERVIEW

This building is designed to attract regional and national tenants into the Friendswood area and not one single element is anything short of exceptional. Everything from the latest and newest mechanical system, lighting fixtures and elevators all the way to the marble entries is top of the line and no expense has been spared. It sits as the anchor to an established development that already includes many restaurants and retail businesses, the concept of the design is to unite the area into a master planned development that promotes walkability and a relaxed working environment. To accomplish this, the project has beautified the existing detention area into a park with improved landscaping, security lighting, water features, walking paths and abundant trees. We have located the building central to the lot to create unity with the existing establishments while being far away from any residential neighbors and by enhancing a sense of place by continuing the established architectural style with a contemporary back drop.



We welcome all inquiries! Please call to receive package sent to you by our agent **Sharon Rowsey** with UTR Texas Realtors/ Commercial Division.

Call **713-922-7701** for information.