



SILVER STAR

— PROPERTIES —



ASHFORD CROSSING II

1880 S Dairy Ashford | Houston, TX 77077

YEAR BUILT 1983

FLOORS 6

ELEVATORS 4

PARKING 3:33:1,000; Surface and Covered Parking Spaces
Reserved Parking Spaces at \$35/month

 713.467.2222

 leasing@hi-reit.com

 www.hi-reit.com

COMMON AREA FACTOR

15%

BUILDING AREA

158,451 SF

FLOOR PLATE

26,408 SF

BUILDING HOURS

M - F: 7a - 6p | Sat: 7a - 1p

SECURITY HOURS

M - F: 11a - 9p
Sat: 7a - 1p | Sun: 7a - 11a

AFTER HOURS HVAC

\$35 per hour

2023 ESTIMATED EXPENSES

CAM = \$5.97 | TI = \$2.00 | Total OPEX = \$7.97

DATA PROVIDER

Comcast, Logix, AT&T and Phonoscope Building has Fiber and lit by Logix

LANDLORD

Silver Star Properties REIT, Inc.

BUILDING AMENITIES

Move-in Ready Suites

On-site Professional Management and Leasing

After-hours Controlled Access

Live 24-hour Monitored Surveillance

On-site Building Engineer

Garage Parking with Reserved Options

Available

On-site Courtesy Officer

Newly Installed Tenant Lounge

On-site Conference Facility

WiredScore Silver

CLOSE PROXIMITY TO

I-10

Highway 6

Beltway 8