

# FOR LEASE GREENSPPOINT AREA

## 397 N SAM HOUSTON PKY E, HOUSTON, TX 77060



### BUILDING DETAILS:

|                          |                         |
|--------------------------|-------------------------|
| <b>Availability:</b>     | Immediate               |
| <b>Year 1 Rate:</b>      | \$12.00/SF + Janitorial |
| <b>Annual Increases:</b> | TBD                     |
| <b>TI Allowance:</b>     | TBD                     |
| <b>Parking:</b>          | Reserved @ \$50.00      |
| <b>Furniture:</b>        | Available               |

### SUITES AVAILABLE:

|                  |                                  |
|------------------|----------------------------------|
| <b>Suite 120</b> | ±1,000 SF                        |
| <b>Suite 200</b> | ±16,000 SF<br>±130 SF Cube Space |
| <b>Suite 350</b> | ±1,075 SF                        |
| <b>Suite 400</b> | ± 5,633 SF                       |

### PROPERTY FEATURES:

- On site security guard 24 hours
- Pylon Signage on Beltway 8 Frontage Road
- Covered/Garage Parking
- Lighting in Parking Lot & Garage
- (2) Elevator Access
- On Site Management
- Close Proximity to IAH, Greenspoint Mall, Hyatt Regency



#### BRANDON WUNTCH

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#### WINSTON WEGNER

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# FOR LEASE GREENSPPOINT AREA

## 397 N SAM HOUSTON PKY E, HOUSTON, TX 77060

### SUITE 120

±1,000 SF Total RBA

Open Space Concept

(1) Storage/Data Room

Reserved/Covered Parking Spaces/Garage





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### SUITE 200

±16,000 SF Total RBA

±130 Cubical Spaces

Fully Furnished

Entire Floor

Reception area

(3) Exits

(1) Conference Room

(3) Private Offices

(2) Kitchen/Breakroom

(2) Storage/Data Rooms

60-100 Reserved/Covered Parking Spaces/Garage





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## SUITE 350

±1,075 SF Total RBA

Reception Area

Conference Room

2-3 Private Offices

Reserved/Covered Parking Spaces/Garage



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### SUITE 400

±5,633 SF Total RBA

Reception Area / Waiting Room

9-10 Large Private Offices

Partially Furnished

(6) Cubical Spaces

(1) Kitchen

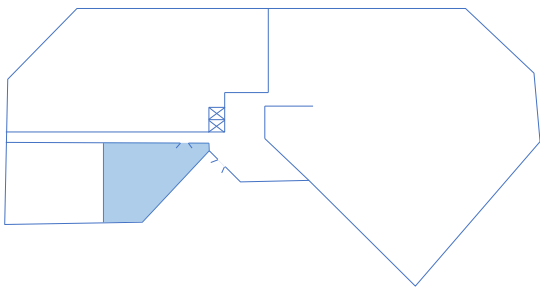
60-80 Reserved/Covered Parking Spaces/Garage



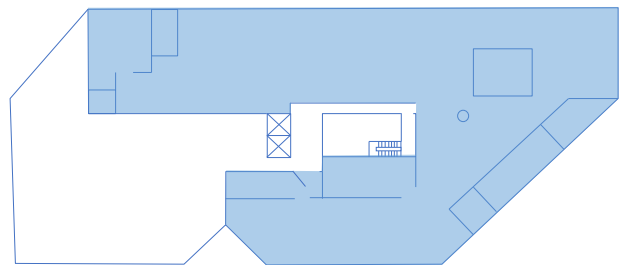


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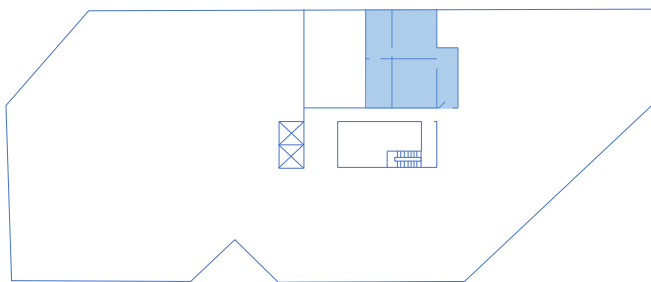
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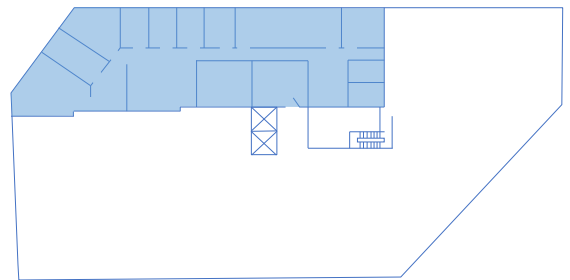
STE 100



STE 200



STE 350



STE 400