

FOR SUBLEASE NORTHWEST HOUSTON 13100 NORTHWEST FWY | HOUSTON, TX 77040

PLUG & PLAY SUBLEASE OPPORTUNITY

13100 NORTHWEST FREEWAY | 1ST FLOOR | 2,948 SF



PROPERTY DETAILS:

Building Address:	13100 Northwest Freeway
Availability:	Immediate
RSF:	2,948 SF (Up to 3,338 SF additional contiguous space available direct from LL)
Term Expiration:	7/31/25
Year 1 Rate:	\$15.00/SF Full Service
Annual Increases:	\$0.50/SF/Yr
Operating Expenses:	Base Year 2022
TI Allowance:	As-Is
Parking:	3.5/1,000 Unreserved - Free
Furniture:	High-end Custom Furniture Available Make Offer

FEATURES:

- Move-in ready
- Recently built out with above standard finishes
- Efficient mix of offices and open areas
- On-site banking
- On-site property management, engineering and security guard
- Restaurants & shopping within walking distance



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SUITE ENTRY



PRIVATE OFFICE



OPEN AREA



CONFERENCE



KITCHEN



BREAK



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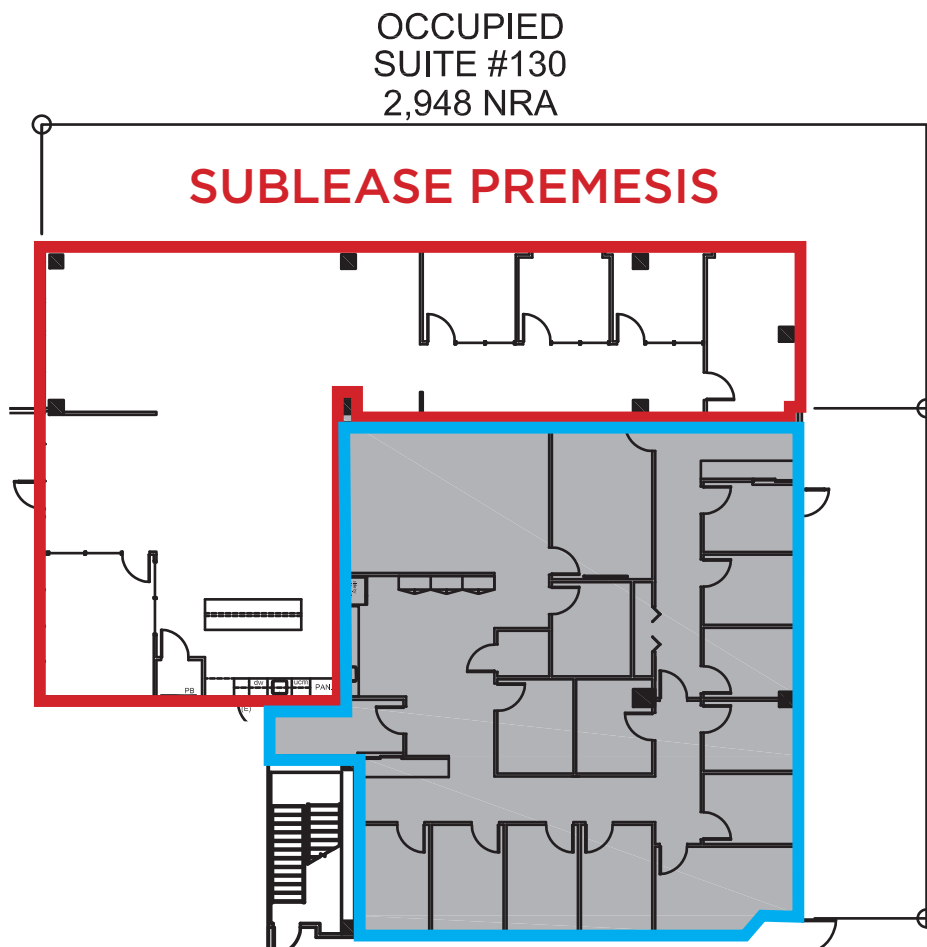
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CURRENT FLOOR PLAN



**PARTIAL 1ST
FLOOR
2,948 RSF**



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