

80,000 SF AVAILABLE

12301 KURLAND DR.

I-45 AND BELTWAY 8 | HOUSTON, TX

DELIVERY 1Q 2020



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PROJECT ATTRIBUTES

12301 KURLAND DR.

82,324 SF
3-STORY, CLASS A OFFICE BUILDING



EXCELLENT ACCESS AT CORNER
OF I-45 AND BELTWAY 8

9'6"
FINISHED CEILING HEIGHTS



EXTENSIVE LANDSCAPING
SURROUNDING THE BUILDING



RESTAURANT ADJACENT TO PROPERTY



ON-SITE SECURITY



ON-SITE MANAGEMENT,
ENGINEER & DAY PORTER



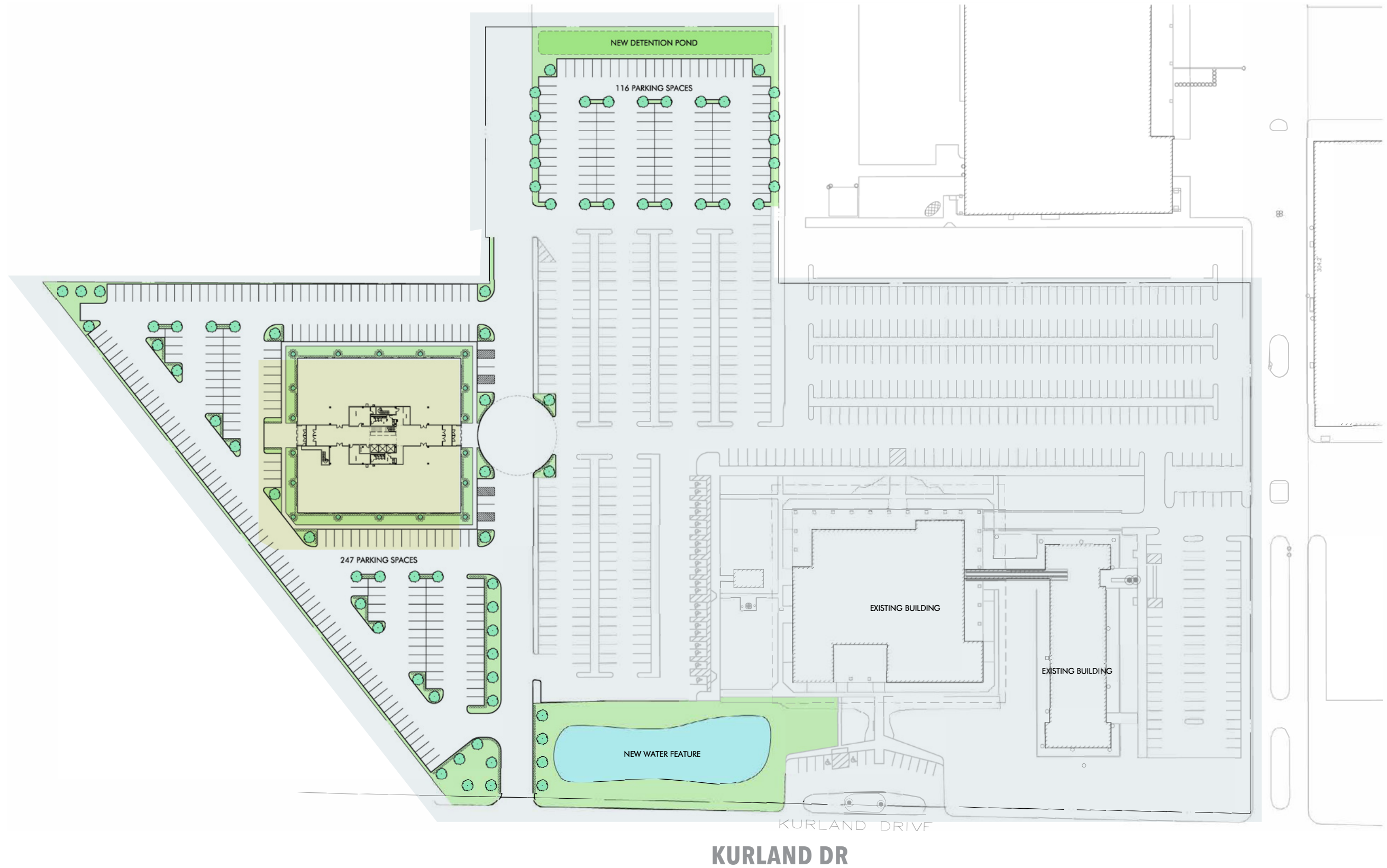
INTERIOR RENDERINGS

12301 KURLAND DR.



SITE PLAN

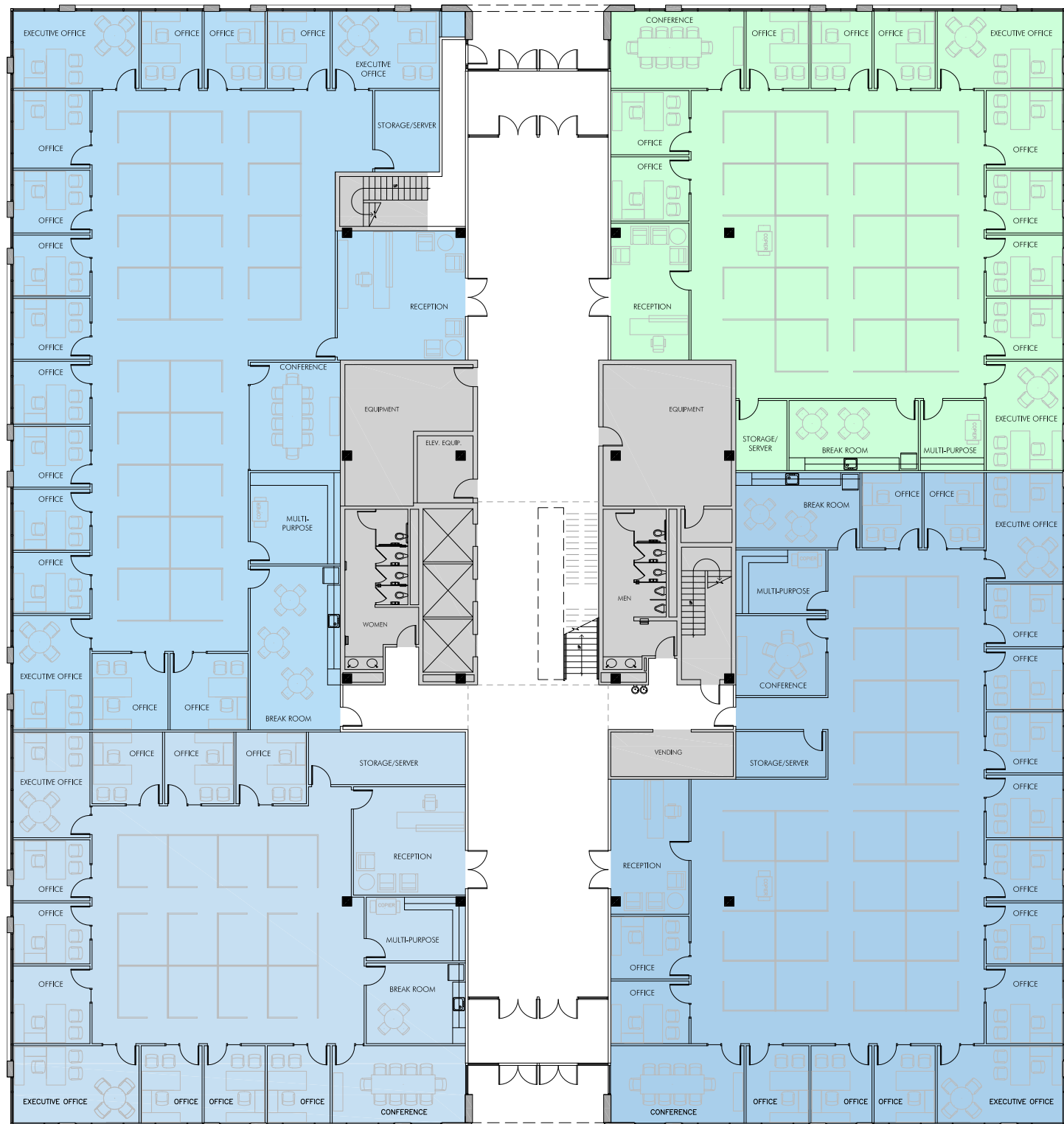
12301 KURLAND DR.



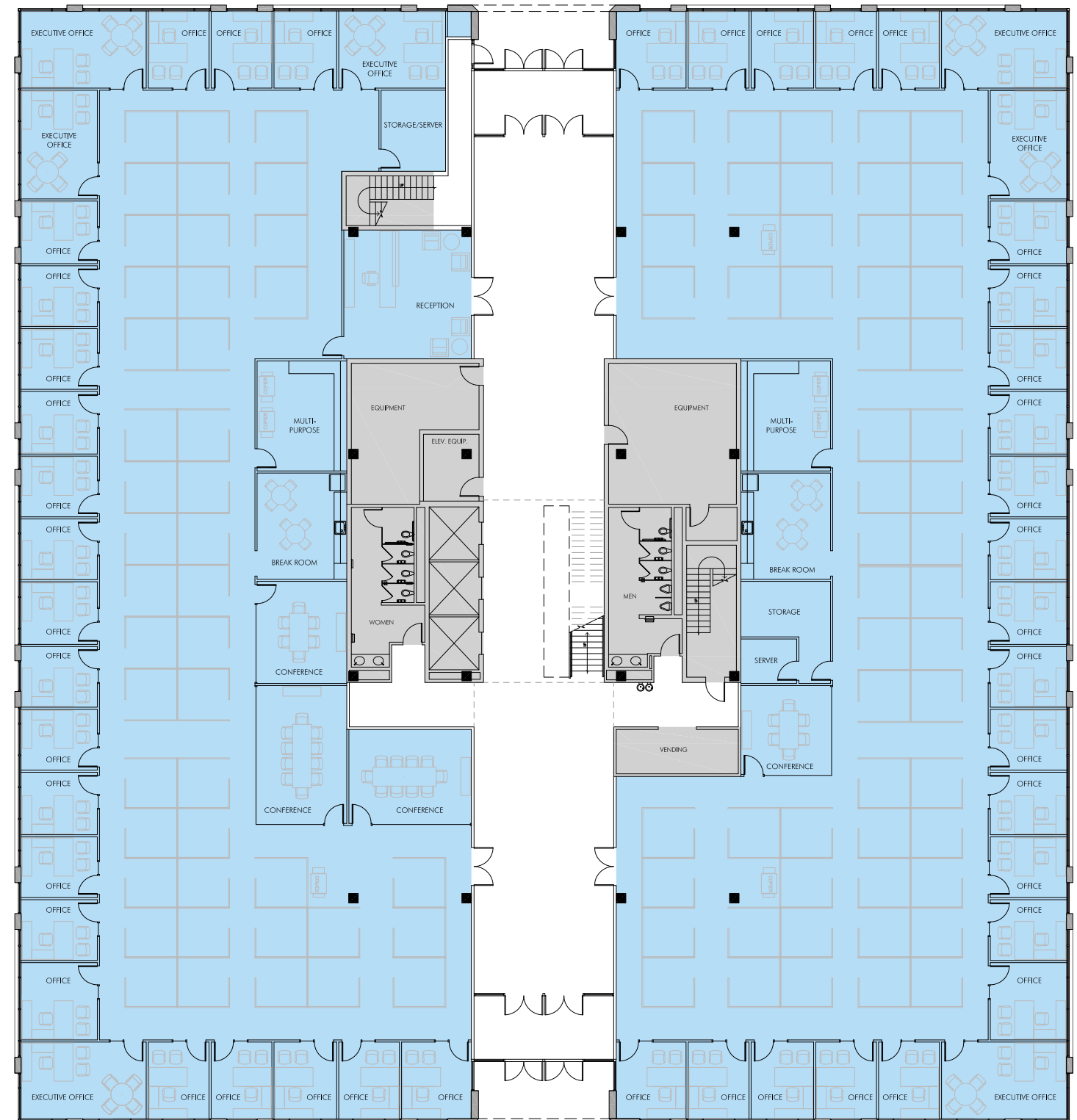
FLOOR PLAN - LEVEL 1

12301 KURLAND DR.

MULTI-TENANT



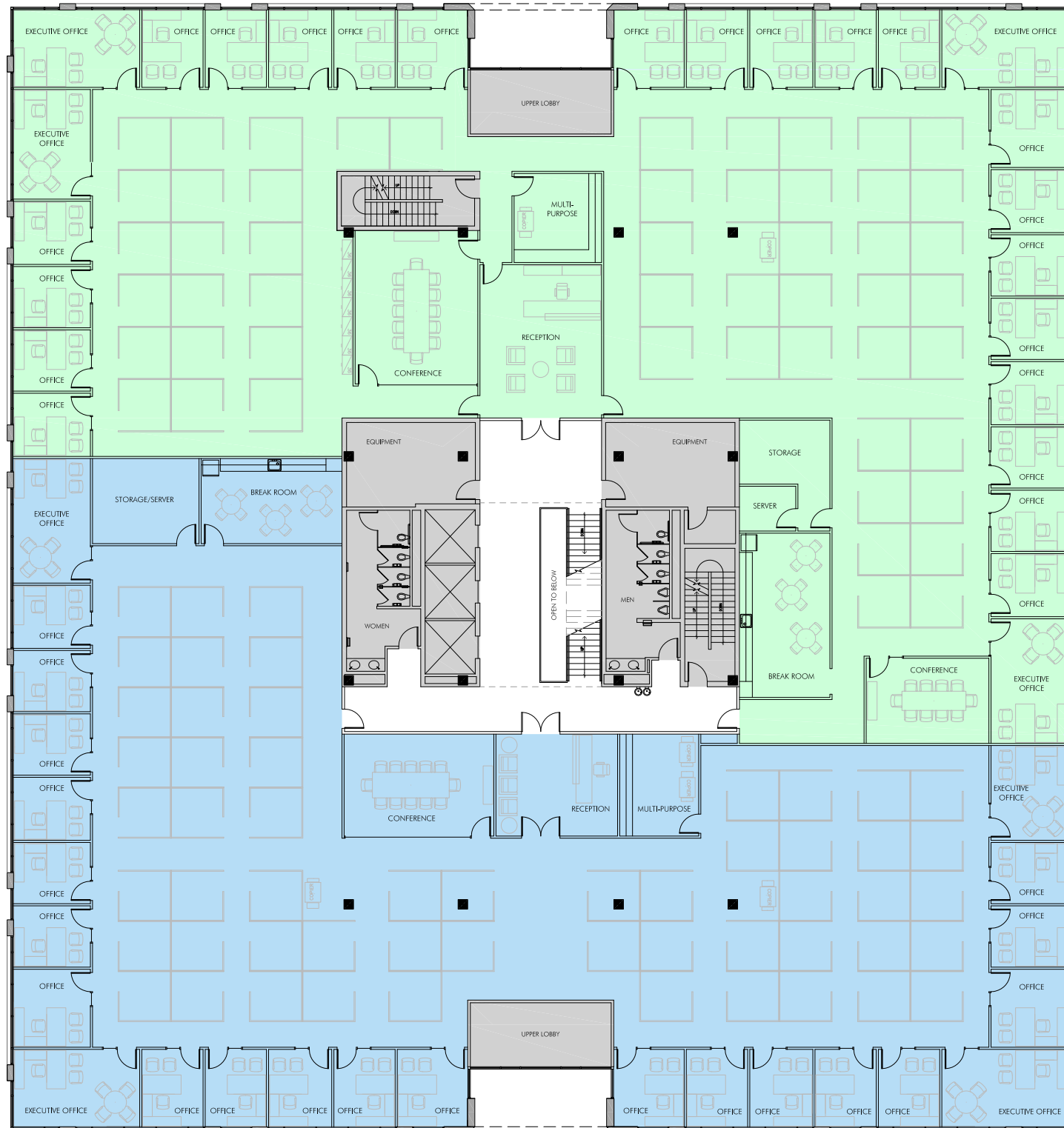
SINGLE-TENANT



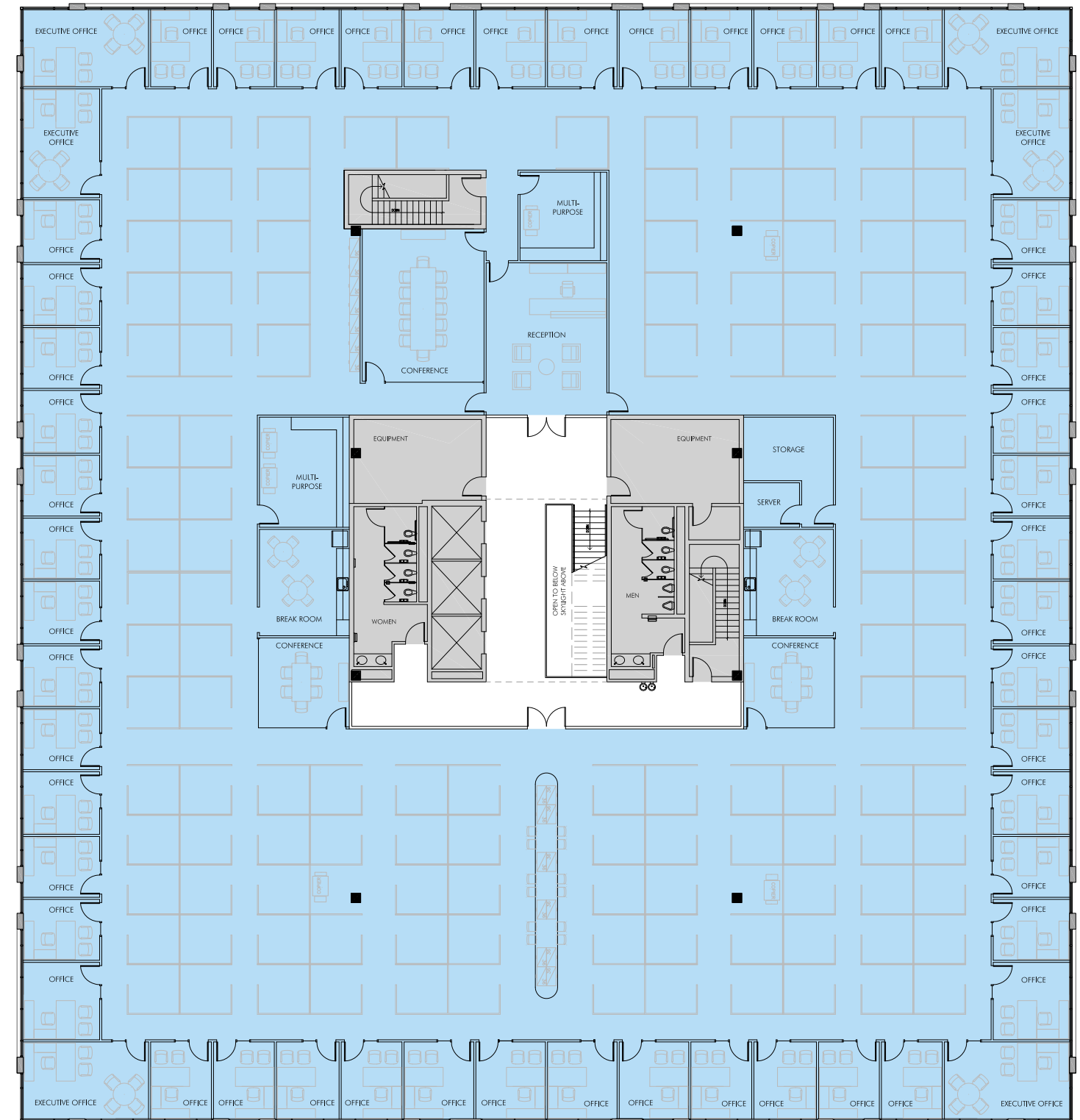
FLOOR PLAN - LEVEL 2

12301 KURLAND DR.

MULTI-TENANT



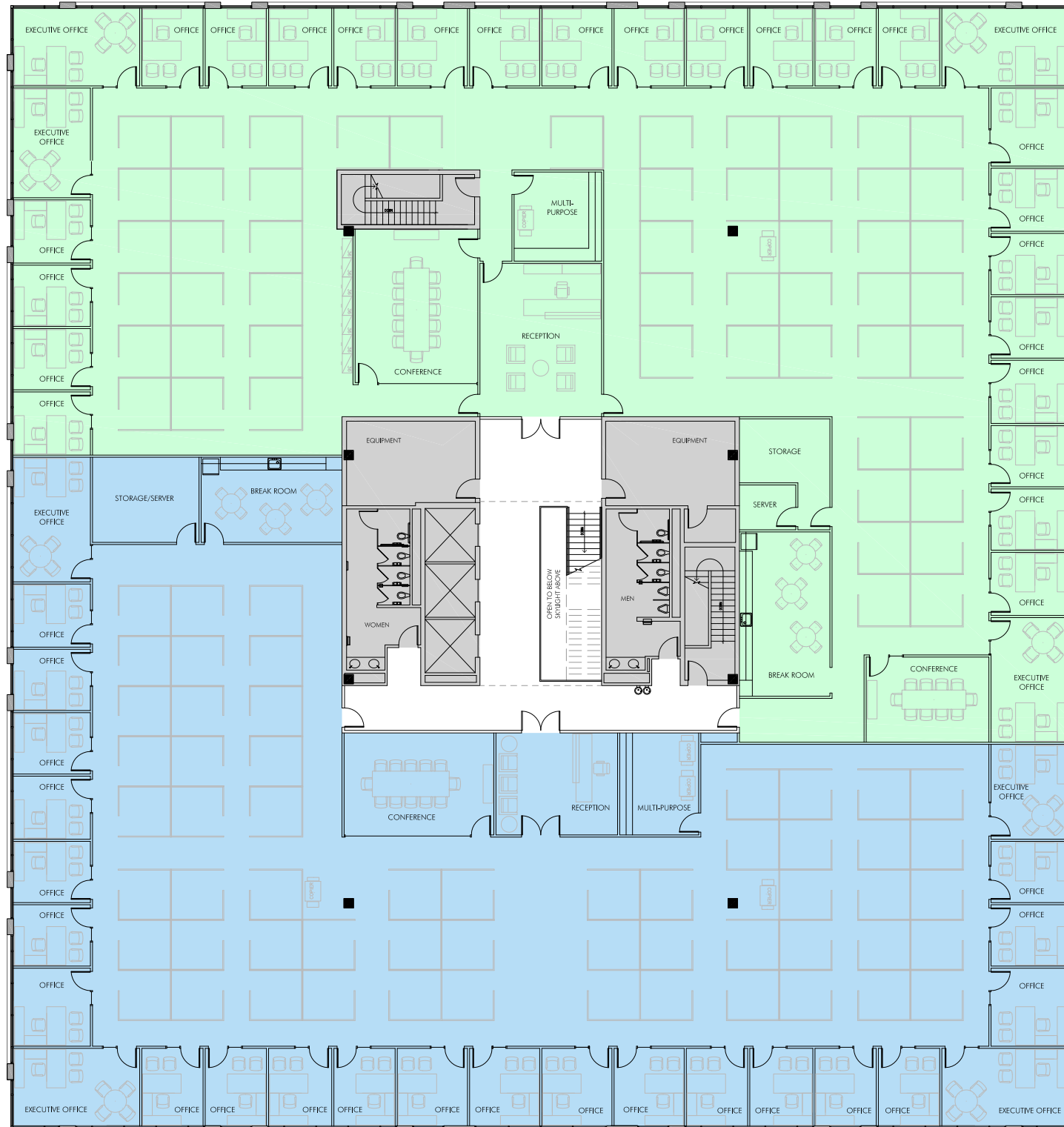
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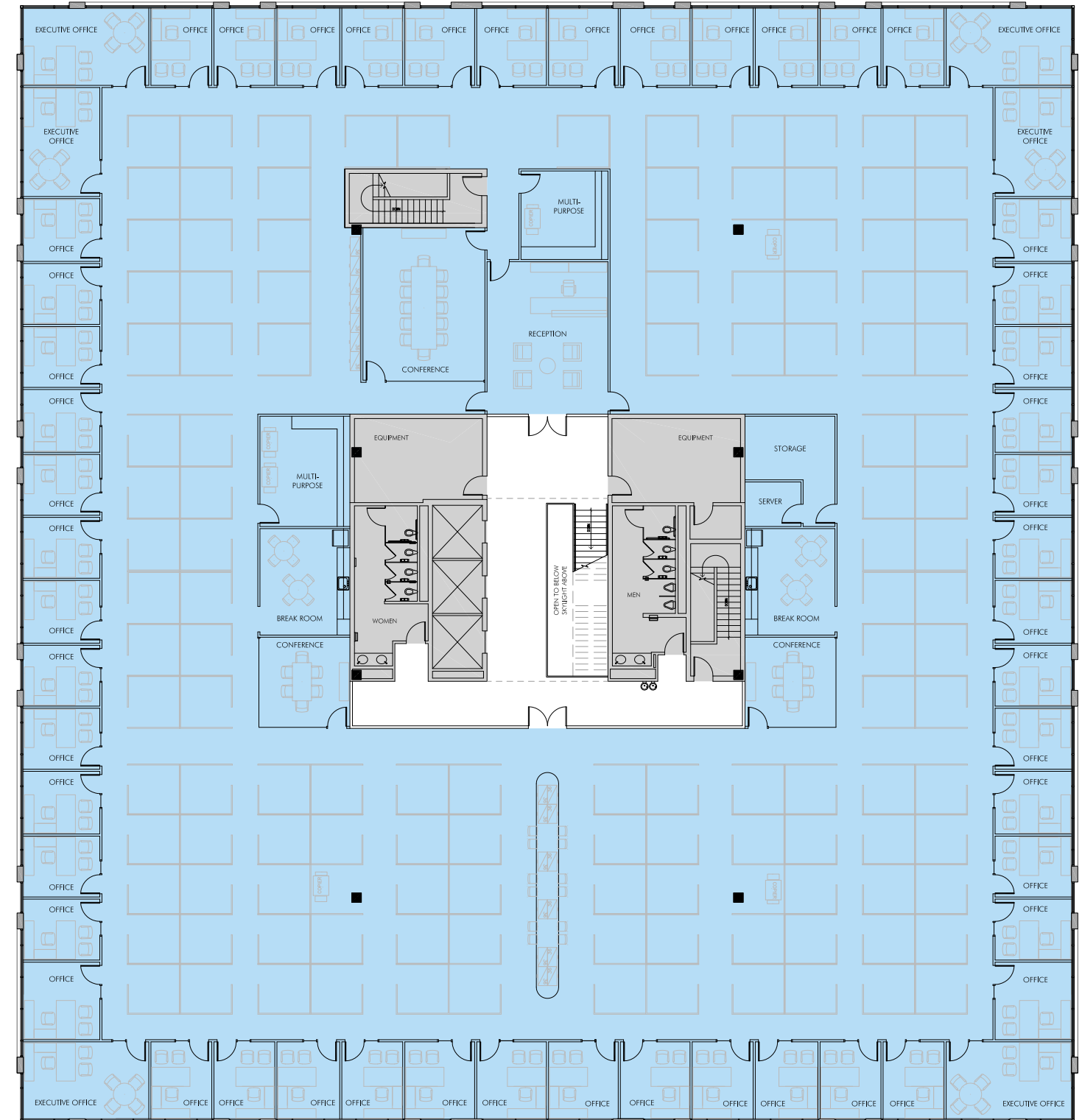
FLOOR PLAN - LEVEL 3

12301 KURLAND DR.

MULTI-TENANT

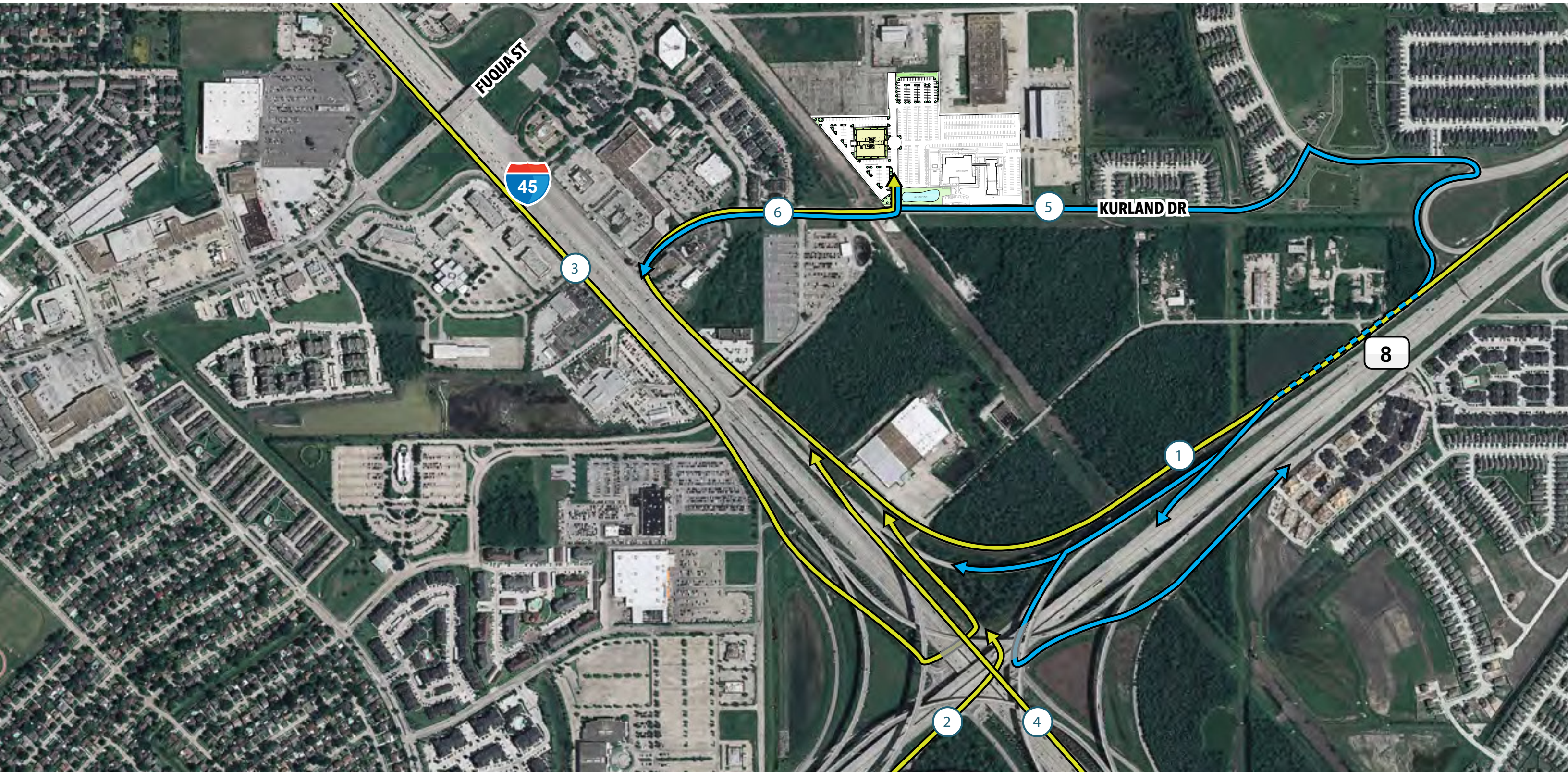


SINGLE-TENANT



ACCESS MAP

12301 KURLAND DR.



↔ EGRESS
↔ INGRESS

1 ACCESS FROM BELTWAY WEST BOUND, OLD GALVESTON ROAD EXIT.
2 ACCESS FROM BELTWAY EAST BOUND, BEAM ROAD EXIT.

3 ACCESS FROM I-45 SOUTH BOUND, FUQUA EXIT.
4 ACCESS FROM I-45 NORTH BOUND, FUQUA EXIT.

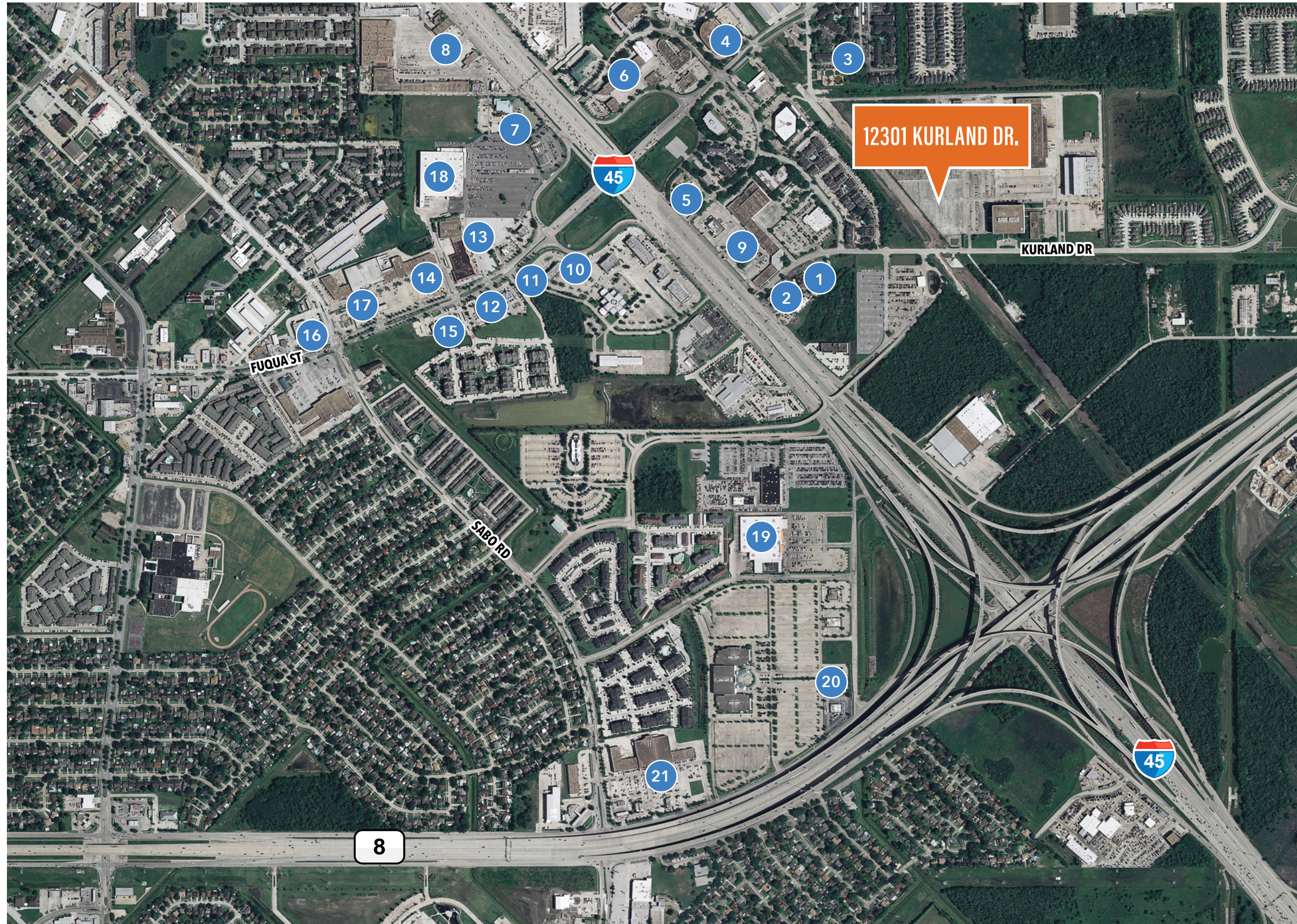
5 ACCESS TO BELTWAY EAST/WEST BOUND, I-45 NORTH/SOUTH BOUND.
6 DIRECT ACCESS TO I-45.



AMENITIES

12301 KURLAND DR.

- 1 Fudruckers
- 2 Las Haciendas Mexican Bar and Grill
- 3 Bayou City Wings
- 4 Lubys Café
- 5 Olive Garden
- 6 Sun Suites
- 7 Joe's Crabshack
- 8 Little Gringos Kitchen
- 9 Chili's Grill and Bar
- 10 Fox and Hound Tavern
- 11 Burger 101
- 12 IHOP
- 13 McDonald's
- 14 Whataburger
- 15 Sonic
- 16 Walgreens
- 17 Papa John's Pizza
- 18 Sam's Club
- 19 Home Depot
- 20 Outback Steakhouse
- 21 Kroger
- 22 Chase Bank



AERIAL MAP

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