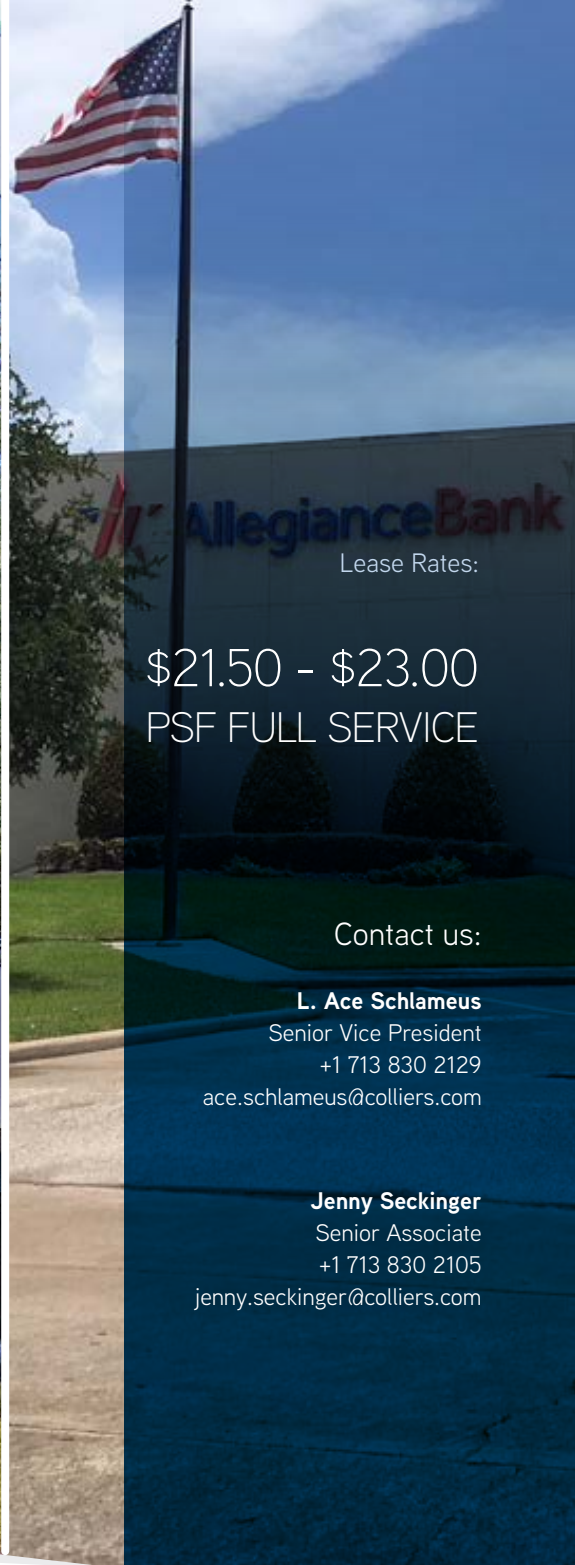


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Lease Rates:

\$21.50 - \$23.00
PSF FULL SERVICE

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FOR LEASE | HOUSTON | TX

NASA / Clear Lake Office Space

Atrium @ Nassau Bay, Space Park Office Building and 2200 NASA Road 1 are prominently located within a technology-focused micro-market of Houston's NASA / Clear Lake submarket. Exceptional location and accessibility, directly across NASA and in close proximity to Port of Houston.

Colliers International
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Houston, Texas 77027
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Property Highlights

2100 SPACE PARK

- 115,874 SF net rentable area
- Four-story atrium office building
- Parking ratio: 3.5 per 1,000 SF
- High end finishes
- Secured card key access 24/7



90% Leased
2,933 SF - 4,812 SF Available

2200 SPACE PARK

- 76,838 SF net rentable area
- Four-story office building
- Parking ratio: 3.5 per 1,000 SF
- Structured 5-level parking garage
- High end finishes
- Secured card key access 24/7



65% Leased
7,106 SF - 10,009 SF Available

2200 NASA ROAD 1

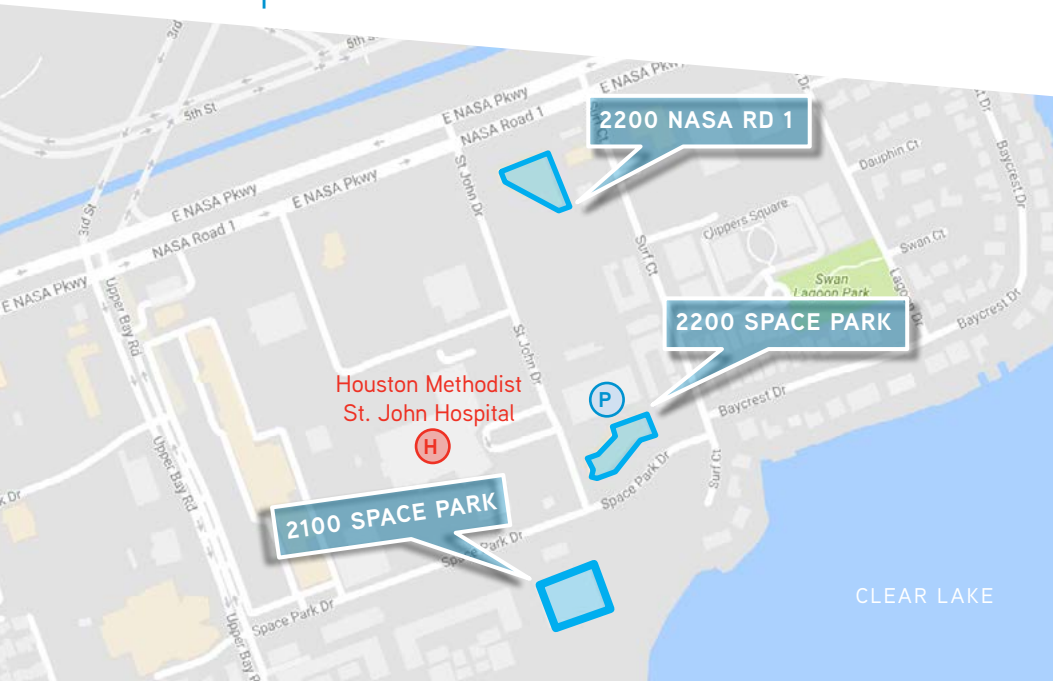
- 30,552 SF net rentable area
- Two-story office building
- Parking ratio: 3.00 per 1,000 SF
- Recently renovated
- Allegiance Bank onsite
- High end finishes

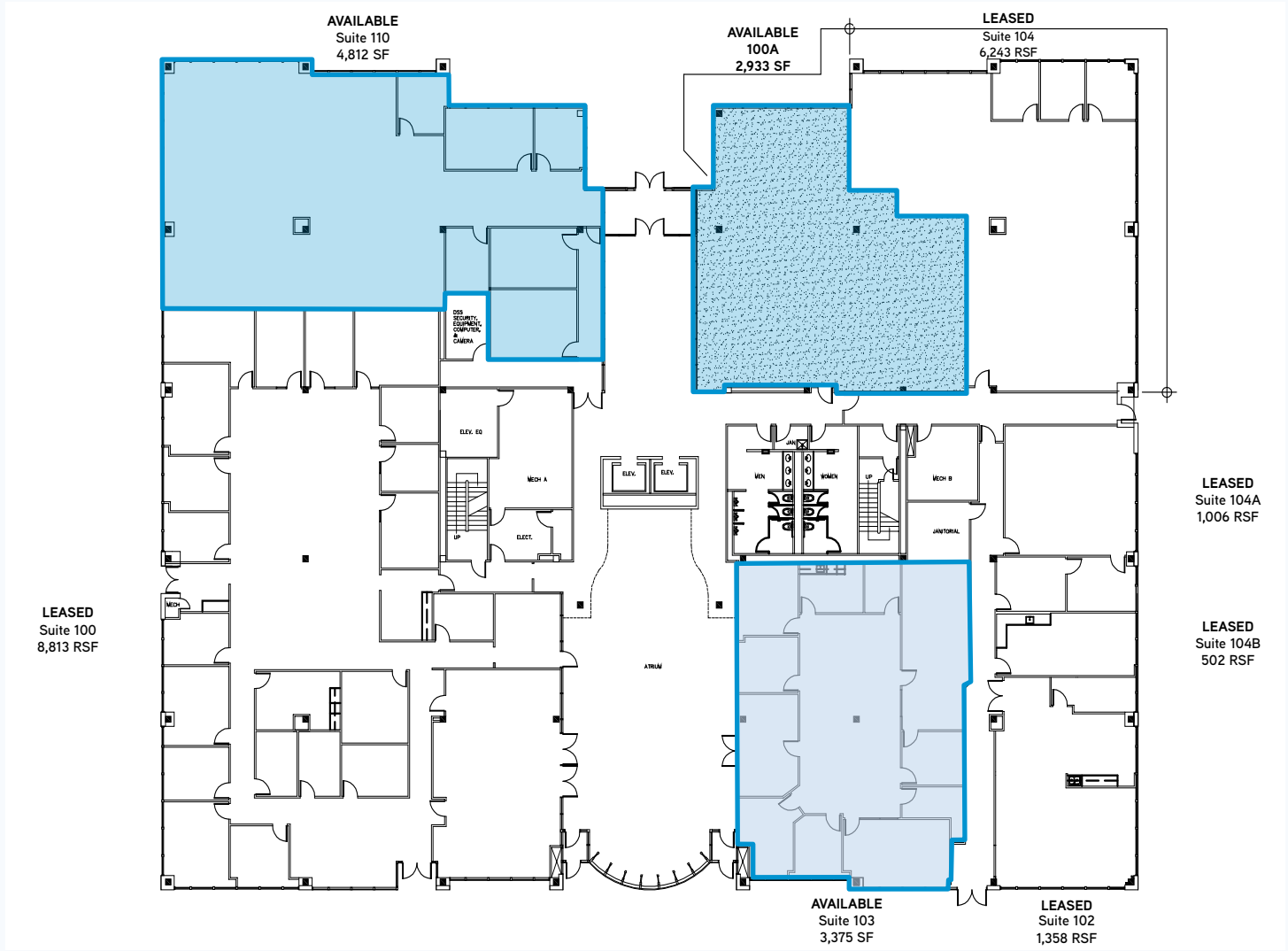


64% Leased
924 SF - 8,612 SF Available



Area Map





1ST LEVEL FLOOR PLAN

www.colliers.com/texas

Available Space

Lease Rate:	\$21.50 - \$23.00/SF
Rent Type:	Full Service
Suite 103:	3,375 SF
Suite 100A :	2,933 SF
Suite 110:	4,812 SF

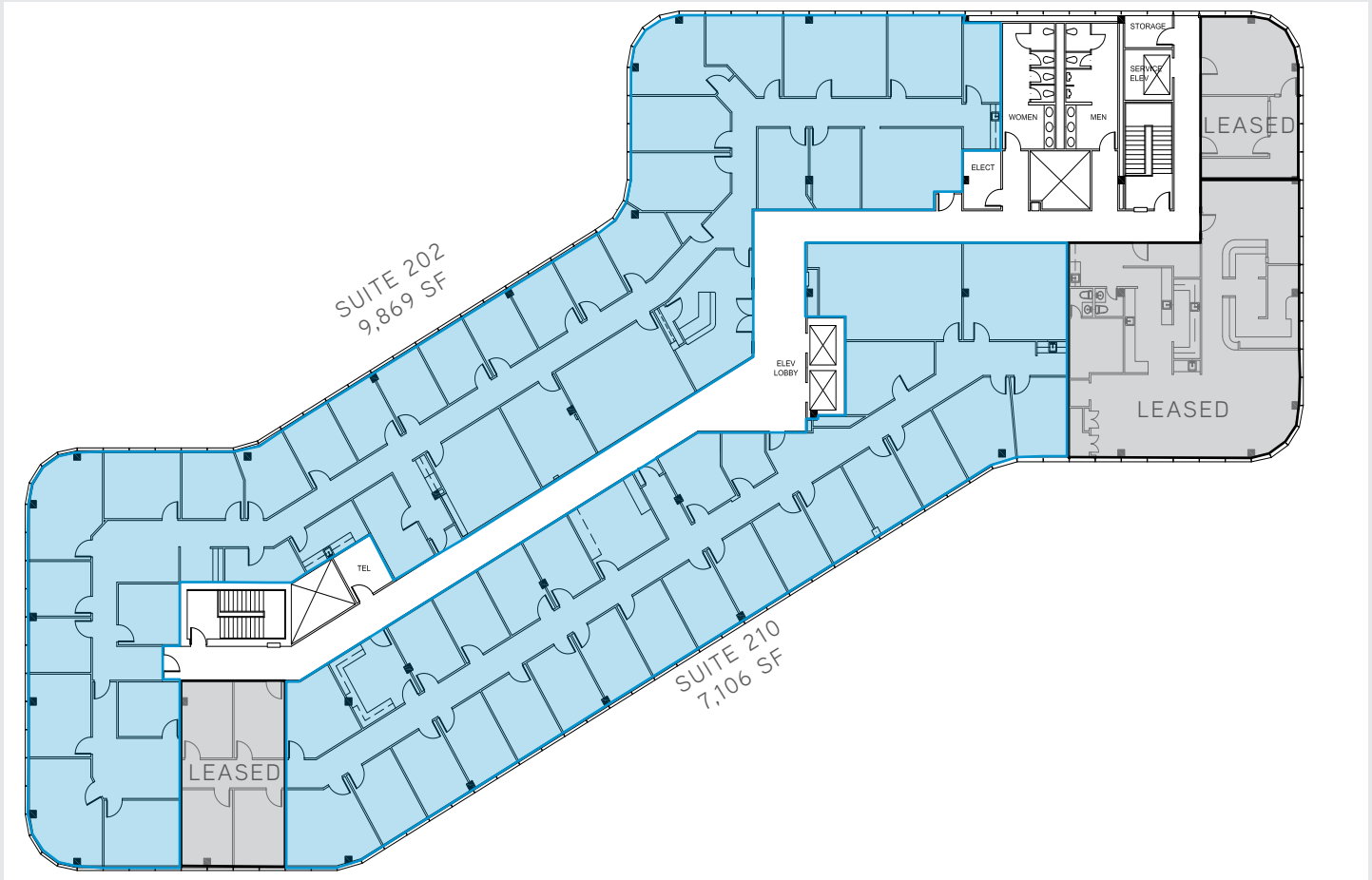
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2ND LEVEL FLOOR PLAN

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Available Space

Lease Rate:	\$21.50 - \$23.00/SF
Rent Type:	Full Service
Suite 202:	9,869 SF (divisible)
Suite 210:	7,106 SF (divisible)

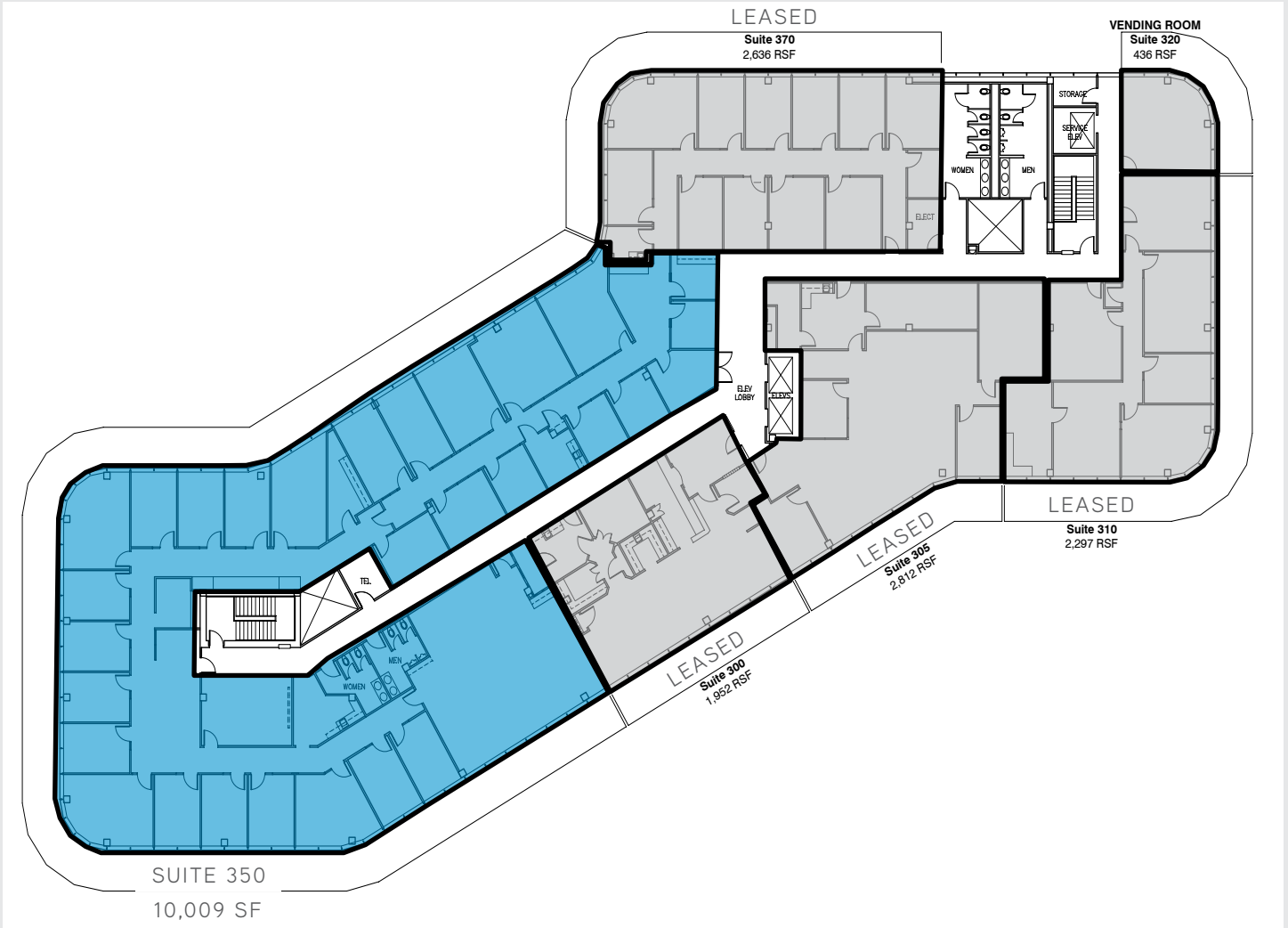
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3RD LEVEL FLOOR PLAN

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Available Space

Lease Rate: **\$21.50 - \$23.00/SF**

Rent Type: **Full Service**

Suite 350: **10,009 SF**

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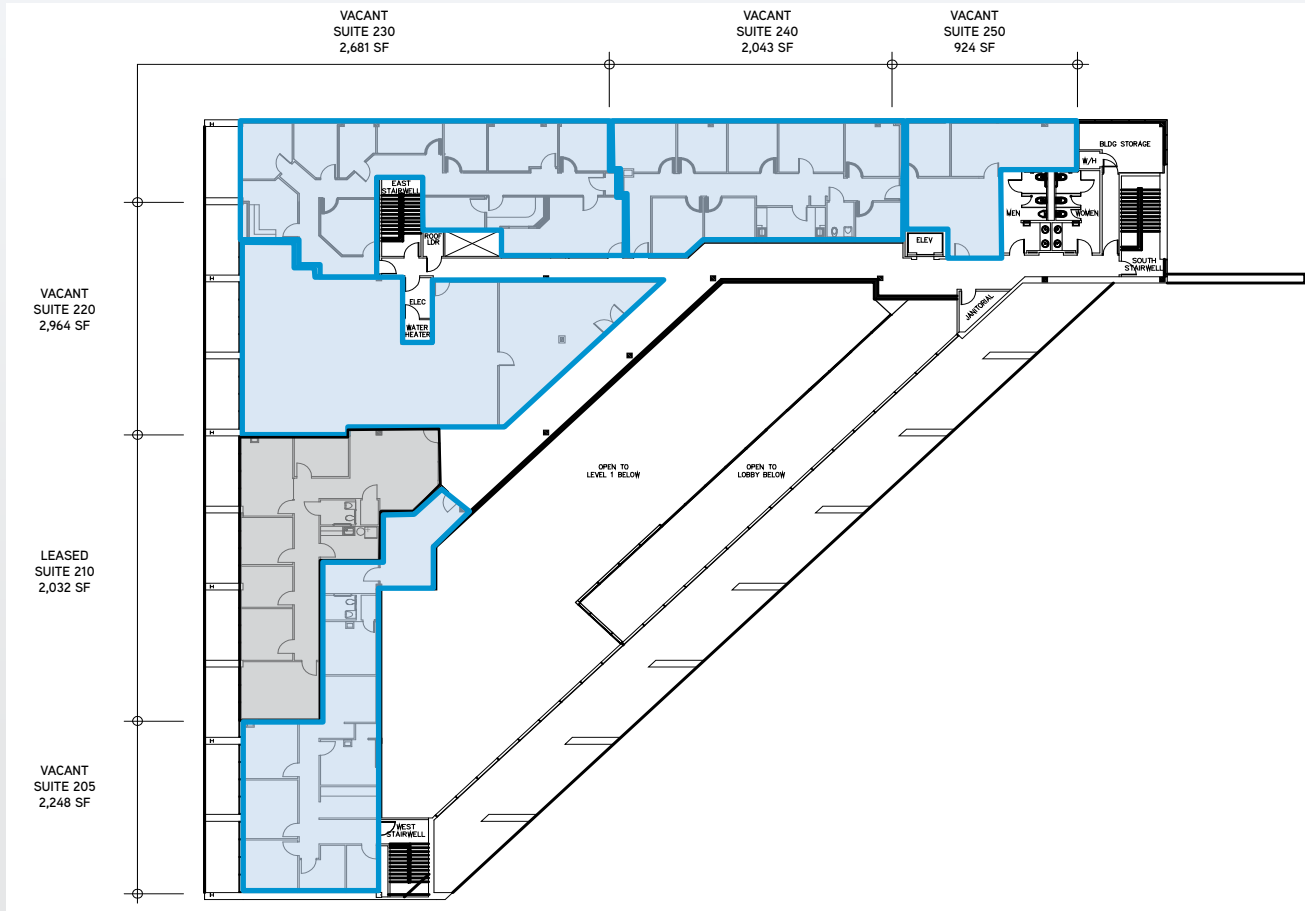


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Available Space

Lease Rate:	\$21.50 - \$23.00/SF
Rent Type:	Full Service
Suite 205:	2,248 SF
Suite 220:	2,964 SF
Suite 230:	2,681 SF

Suite 240	2,043 SF
Suite 250	924 SF
Total Contiguous	8,612 SF



2ND LEVEL FLOOR PLAN

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Ace Schlameus	481562	ace.schlameus@colliers.com	(713) 830-2129
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date