



BUILDING OVERVIEW

1300 & 1290 HERCULES AVE.

- » \$3M Renovation; includes new common areas, restrooms and outdoor green space
- » Full Floor up to 32,000 RSF available at 1290 Hercules
- » Move-in ready spec suites with custom designed finishes ranging from 2,600 - 16,000 RSF at 1300 Hercules
- » Common area courtyard with custom landscaped green space
- » New grand lobby entrance with custom staircase and digital lobby directory
- » Building signage available for large user
- » Great corporate campus setting with a landscaped open-air courtyard between the buildings
- » Less than 1 mile from the main entrance to Johnson Space Center and surrounded by other large Clear Lake institutions like University of Houston – Clear Lake, Clear Lake Regional Medical Center and Baybrook Mall
- » The Properties' ideal location along Hercules Ave. offers convenient access to Interstate 45 (Gulf Freeway) and other major Clear Lake area arteries including Bay Area Blvd., El Camino Real and NASA Parkway (NASA Rd. 1).
- » 4.5/1000 surface parking lot ideal for dense users with easy access to the building

CLICK [HERE](#) TO VIEW VIRTUAL TOUR



LOCATION

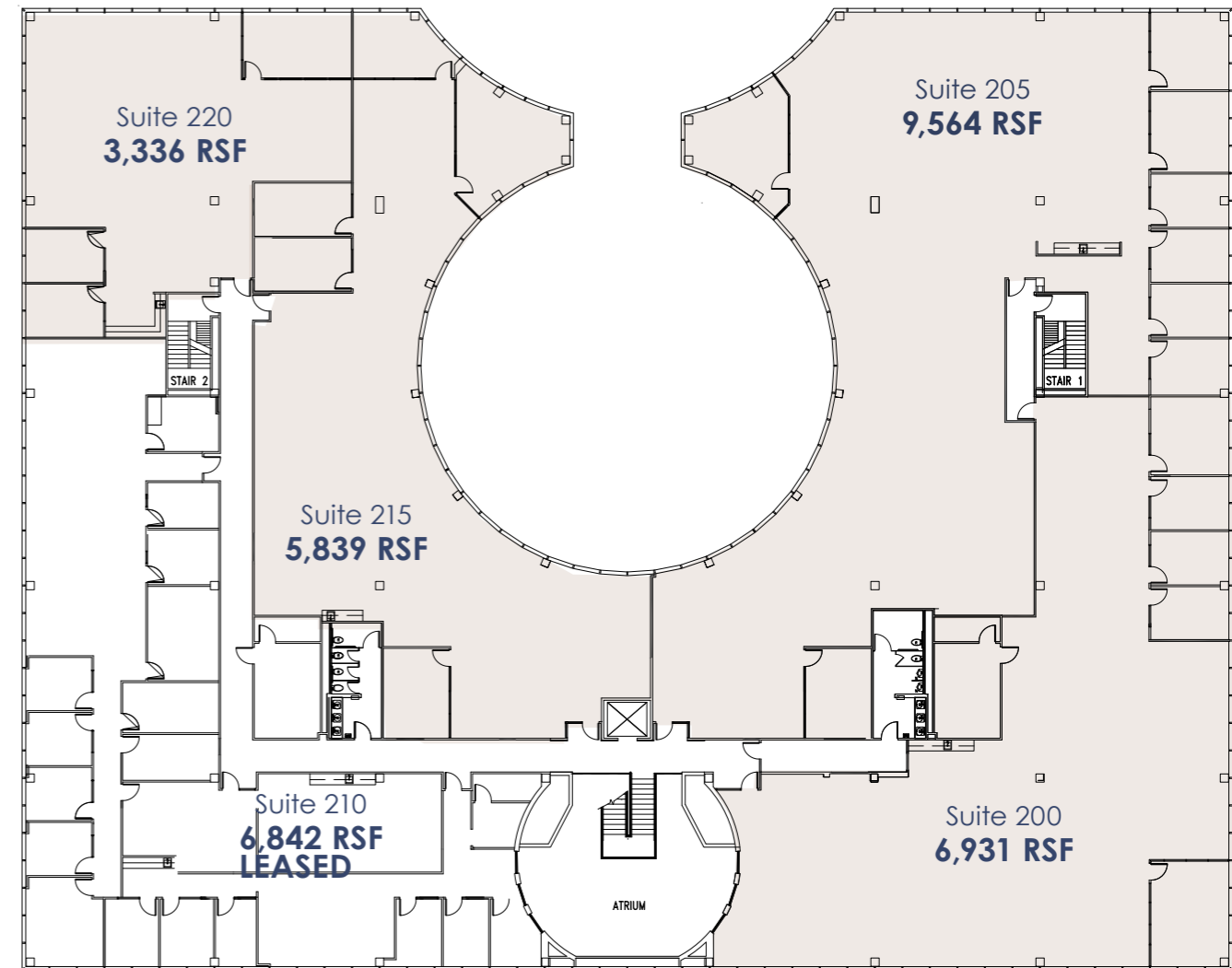
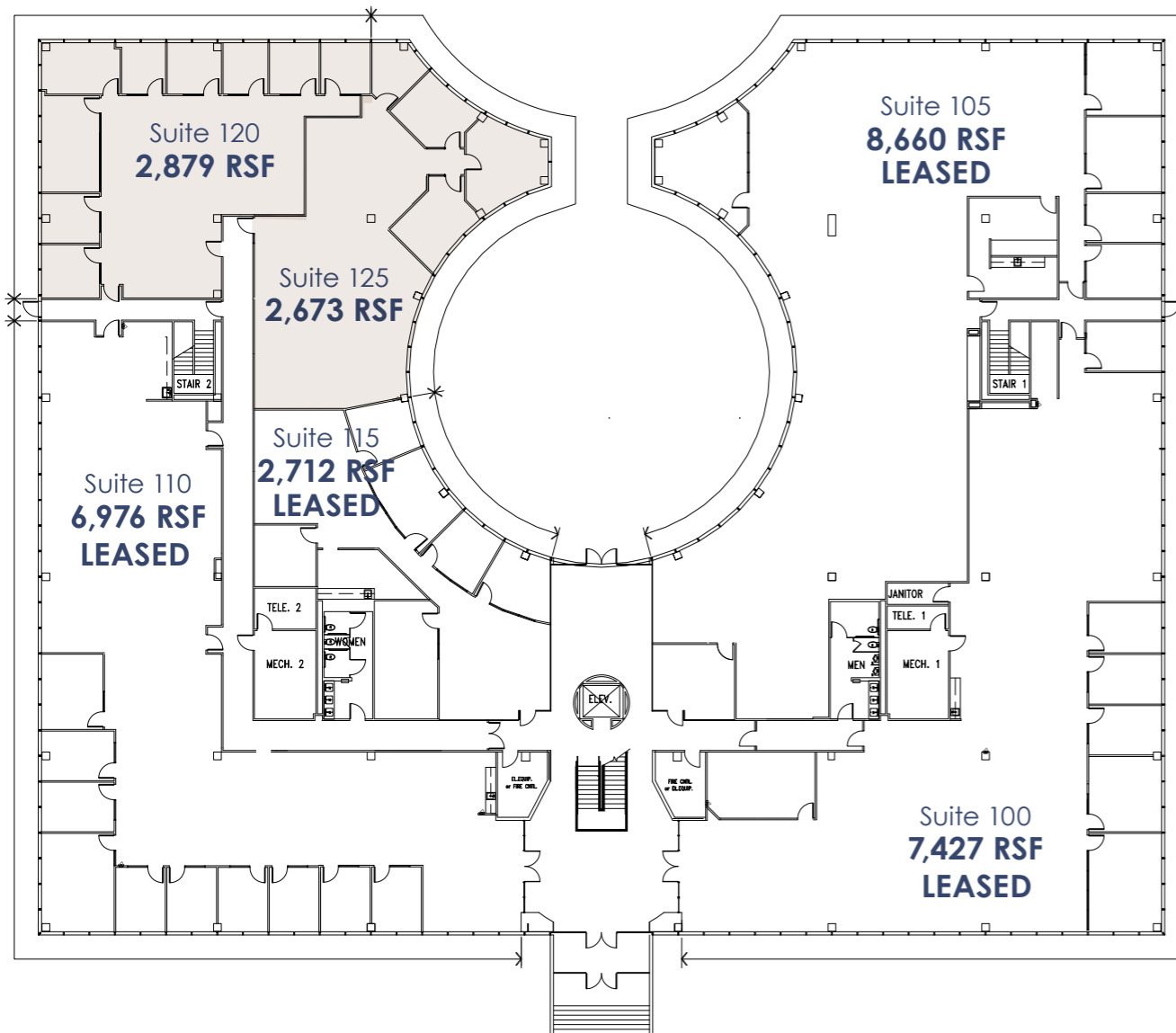


HERCULES I SPEC SUITES

SPEC SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY

Upgraded Herculite Entry Doors | Glass front conference rooms | Upgraded carpet tiles

Open concept break areas | Modern custom designed finishes | Efficient layouts ideal for large users





HERCULES I & II

FOR LEASING INFORMATION, CONTACT:

DOUG LITTLE

713.272.1284

Doug.Little@transwestern.com

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com

MATTHEW SELIGER

713.231.1583

Matthew.Seliger@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES