





### GENEROUS LANDLORD INCENTIVES

ONE (1) MONTH OF FREE RENT FOR EACH YEAR OF LEASE TERM ON LEASES FIVE (5) YEARS OR GREATER

TURN-KEY SPACE; \$0 INITIAL BUILD-OUT INVESTMENT\*

\*Assumes reasonable alterations are made to the premises using building-standard finishes.

LEASING OPPORTUNITY FOR OFFICE SPACE LOCATED BETWEEN MIDTOWN AND DOWNTOWN

ST. JOSEPH PROFESSIONAL BUILDING

2000 CRAWFORD STREET | HOUSTON, TEXAS 77002



**TRANSWESTERN**<sup>®</sup>

### LEASING OPPORTUNITY FOR OFFICE SPACE LOCATED BETWEEN MIDTOWN AND DOWNTOWN

# OSEP IONAL BUILD

2000 CRAWFORD STREET | HOUSTON, TEXAS 77002

PROPERTY DESCRIPTION	132,792 squar class "B" office	re feet, 18 story, e building		
LOCATION	Located on Crawford Street at Gray Street in Downtown		$\times$	Ĭ
LEASE RATE	\$23.00 RSF, Gross			
PARKING	Valet parking Surface parkin	g		
TI ALLOWANCE	Turn-key; \$0 ir investment*	nitial build-out	75	Pierce St
AVAILABILITY	<b>SUITE</b> BSMT	<b>SIZE</b> 1,909 SF - 3,027 SF	Grag	St.
	1st Floor	698 SF - 842 SF		×-St
	9th Floor	1,444 SF - 8,245 SF		
	11th Floor	1,214 SF - 1,789 SF		
	13th Floor	631 SF - 2,723 SF		
	14th Floor	1,983 SF		$\langle / \rangle$
	15th Floor	3,011 SF		
	16th Floor	5,460 SF		

#### COMMENTS

- Unparalleled location accessible from US Highway 59 and I-45
  - Iconic illuminated cross on building exterior •
  - On-site professional management and security .
  - Recent renovations include elevator cab upgrades, restrooms, lobby, lighting throughout the building, and new . boilers/chillers
  - Located on the Metro bus line and near MetroRail •
  - Unobstructed views of Downtown, Texas Medical Center, and The Galleria

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## **TRANSWESTERN**<sup>®</sup>

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