

4,346 S.F. Executive Office For Lease

3306 W. Main St. • Houston, TX 77098



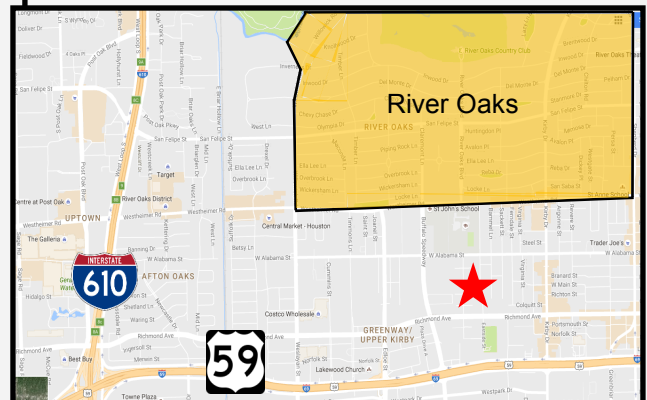
PROPERTY INFORMATION

New Class "A" construction, private high-end offices, located near River Oaks, 0.3 miles from Hwy. 59 & 4 miles from Loop 610.

Ideal for Family Office, architectural firm, law firm, or similar professional firm.

Features:

- Floor-to-ceiling glass overlooking private manicured courtyard;
- Private entrance on W. Main St.;
- First-generation space;
- Landlord will provide generous tenant improvement allowance;
- \$24.00 PSF, Gross (incl. electric; excl. janitorial)



Evtex Companies
5100 Westheimer | Ste. 155
Houston, TX 77056

Contact Broker For More Information:

Janae Evans, SIOR
713-621-3999
Janae@evtex.com

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.