



## Plug & Play Opportunity

### Highlights

- 206,553 sf Class A office in Greenspoint submarket
- Prominent freeway signage available
- Energy Star certified
- On-site Houston Police officers in building 24/7
- On-site ownership, management, and maintenance
- Courtesy officer and access control turnstiles in lobby
- 5G fiber broadband internet
- On-site cafeteria
- Fitness center
- Conference/training facilities for over 100 people
- Upgraded restrooms, breakrooms, EMS systems, elevators, and back-up generator
- Electric vehicle charging station - Tesla and generic

### Parking

- 4.22 per 1,000 sf parking in secured garage and fenced surface lot

### Location

- Great access to I-45, Sam Houston Tollway, and Hardy Toll Road
- 8 miles from Bush Intercontinental Airport (IAH)

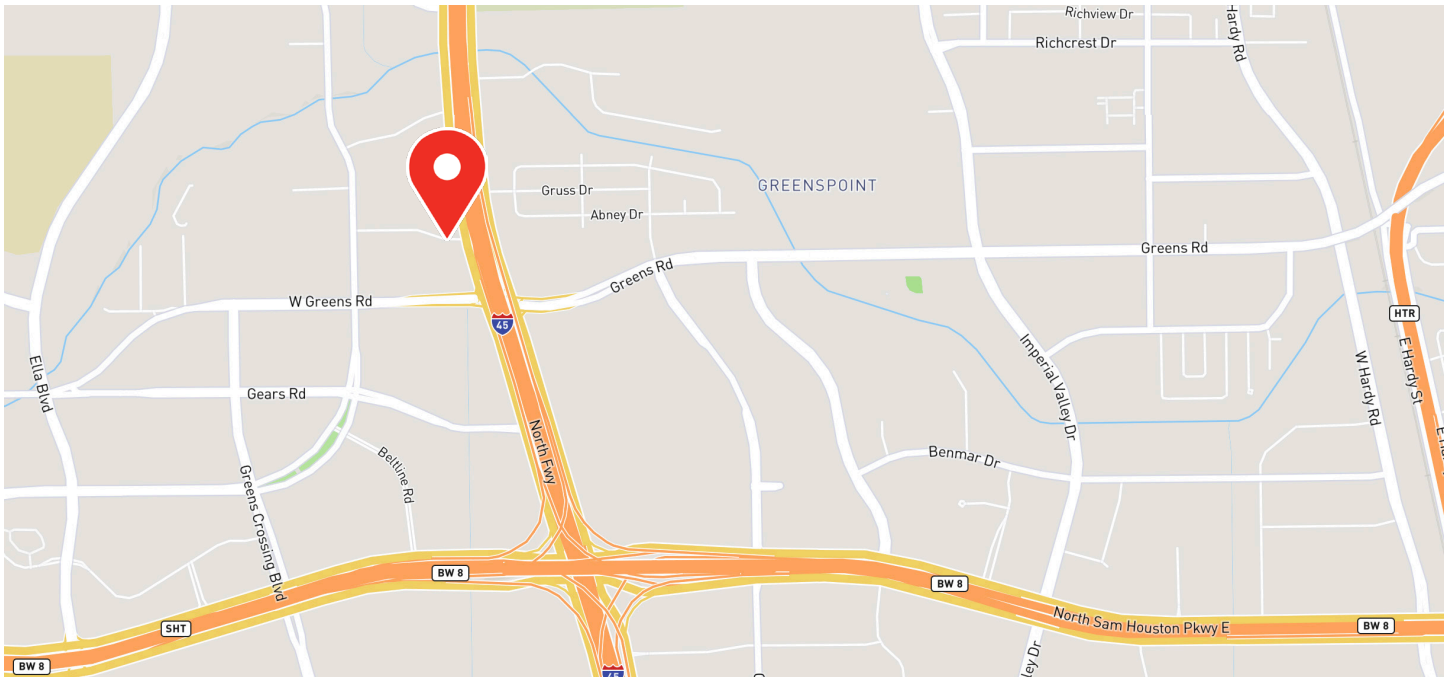
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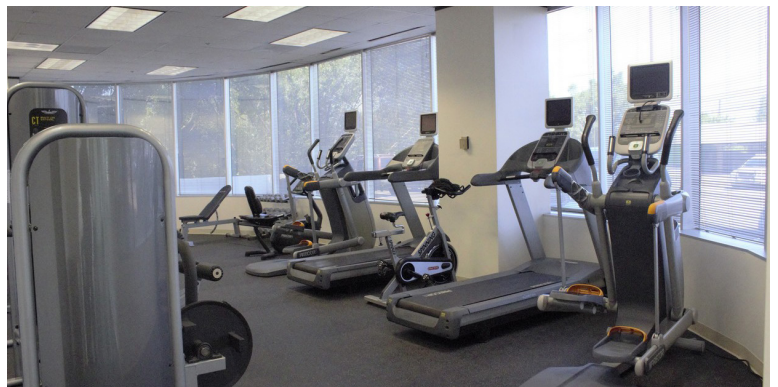
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