

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Cullen Center

4001 Mega Energy Dr

Houston, TX 77047

For Lease



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CULLEN CENTER

4001 Mega Energy Dr. Houston, TX 77047

Property Information

Space For Lease	2,100 SF Available Move-In Ready
Rental Rate	\$28.00 PSF
NNN	\$8.00 PSF
Total Sq Ft:	18,375 SF
Parking Spaces:	108

Property Highlights

- Built out sports bar
- Located in excellent location with good demographics.
- Great visibility and access to Beltway 8

Demographics

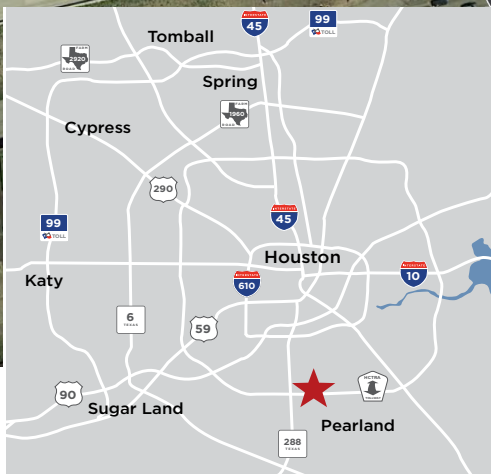
Population	2 mi. - 22,030
	3 mi. - 57,356
	5 mi. - 201,167
Average Household Income	2 mi. - \$83,144
	3 mi. - \$82,477
	5 mi. - \$89,514

Traffic Count	Cullen Blvd: 21,065 vpd Beltway 8: 70,076 vpd
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For More Information

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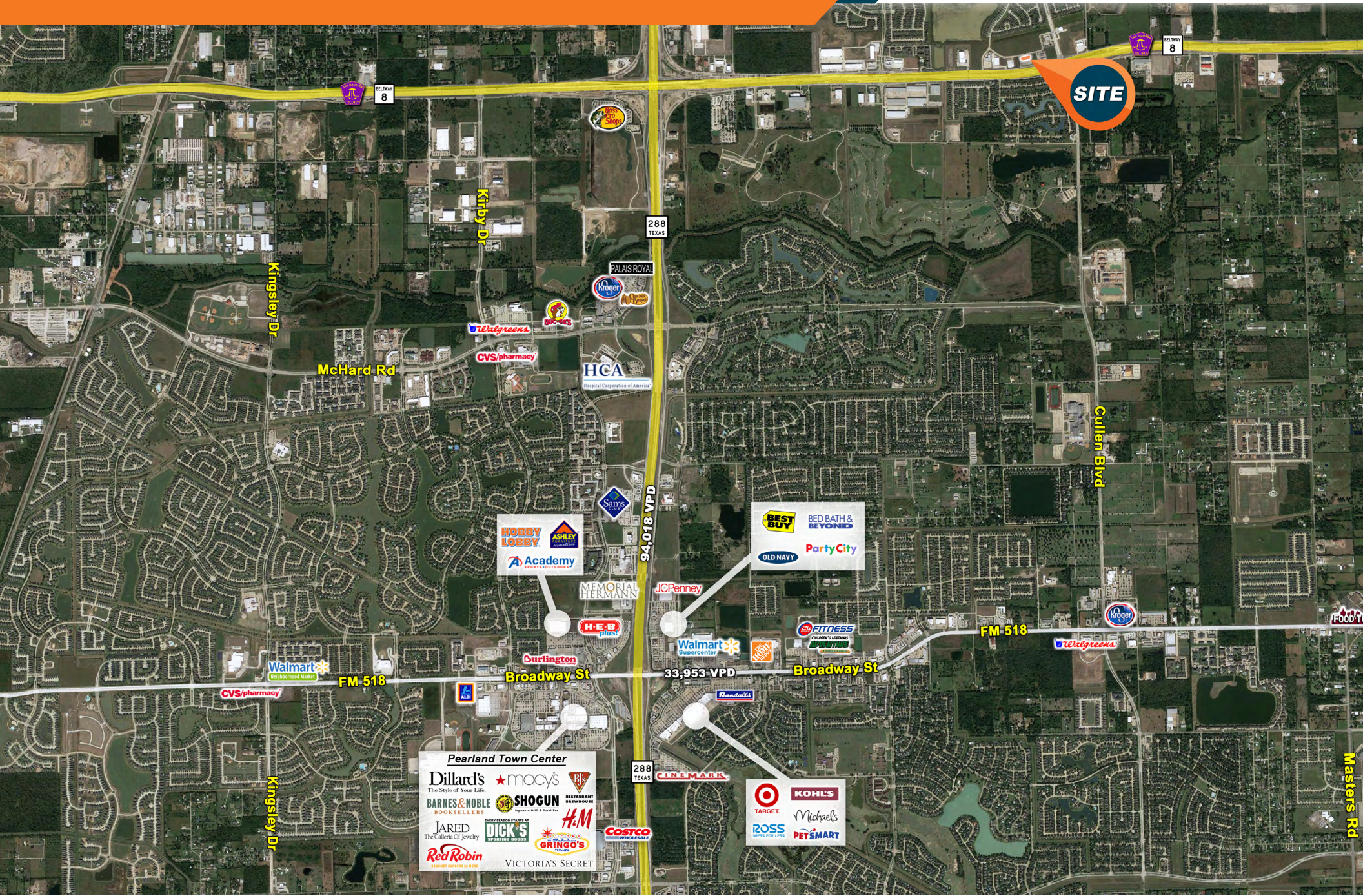


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HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

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CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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IF CERTAIN REQUIREMENTS ARE MET**

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A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**

