

LEASING OPPORTUNITY FOR CLASS A OFFICE SPACE

12941 GUI F FREEWAY

HOUSTON, TX 77034







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HOUSTON, TX 77034

PROPERTY DESCRIPTION

27,795 SF Class A, Leed-Platinum Office Building

LOCATION

Centrally located on the feeder road at the entrance of the Metro Park & Ride off the Gulf Freeway and Beltway 8.

AVAILABILITY

Suite 240 - 3,122 RSF

LEASE RATE

Base Rent: \$23.00/RSF or \$5,983.83/month Estimated OpEx: \$7.42/RSF

PARKING Surface Parking 5/1.000

COMMENTS

- Second floor suite includes large, private outdoor porch
- Second generation space in great condition
- LED sign which is viewed by more than 240,000 passing vehicles per day
- Intensive green roof retains 73% of all rain that falls on the surface





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