

2222

BAY AREA BLVD.

Houston, TX



I N V E S T M E N T O P P O R T U N I T Y



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PROPERTY HIGHLIGHTS



PROPERTY	2222 Bay Area Blvd. Houston, TX
PROPERTY SIZE	+/- 65,818 sf
SITE SIZE	+/- 4.04 acres
CLASS	B
STORIES	2
YEAR BUILT	1979
% OCCUPIED	100%
PARKING	3.90/1,000
SUBMARKET	NASA/Clear Lake



Atrium building with skylights in the lobby



Glass backed elevator & open staircases



Extensive interior landscaping



Card key access system



Ample parking



EXCELLENT SOUTHEAST HOUSTON LOCATION

Galleria/Uptown

CBD



Ellington Airport



E. Sam Houston Parkway S.

45 Gulf Freeway (Interstate 45)

3 TEXAS Galveston Rd.

Clear Lake City Blvd.

El Dorado Blvd.

Space Center Blvd.

Bay Area Blvd.



Minutes from Interstate 45 (Gulf Freeway) and located just off the intersection of Bay Area Blvd. and Space Center Blvd.



Located in the heart of the NASA/Clear Lake submarket with convenient access to Interstate 45 (Gulf Freeway) and other major Clear Lake area arteries including Space Center Blvd., El Camino Real, Highway 3 (Old Galveston Rd.) and NASA Parkway (NASA Rd. 1).



Surrounded by multiple large Clear Lake institutions like Johnson Space Center, University of Houston – Clear Lake, Baybrook Mall and the Kemah Boardwalk.



Ideally positioned near numerous other amenities throughout the Clear Lake area, which has the third largest concentration of luxurious boats.

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INVESTMENT GRADE TENANCY

100% occupied Class B office building in an attractive office submarket.

Majority of the project is occupied by a publicly traded tenant, Jacobs Engineering Group, Inc., who are rapidly growing their footprint on Bay Area Blvd, including expanding over 13,000 SF in the building during 2020.

Jacobs Engineering Group, Inc. (NYSE:JEC) stock has seen +/- 142% growth in the past 5 years.

Opportunity to acquire in-place growth, with \$0.50 PSF (~3%) contractual annual rent increases on the lease.

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