

OFFICE SPACE FOR LEASE

1115 Gemini | HOUSTON, TEXAS 77058



1115 GEMINI WAS PREVIOUSLY OCCUPIED BY A SINGLE TENANT, CIMARRON. SECURITY CAMERAS AND 24/7 KEY CARD ACCESS SOON TO BE INSTALLED. AMPLE PARKING IN REAR OF BUILDING IN ADDITION TO SIDE AND FRONT LOTS. IDEAL FOR SMALL TO MEDIUM SIZED BUSINESSES NEEDING MULTIPLE OFFICES. 1 HVAC FOR EACH QUADRANT OF THE BUILDING (ROUGHLY 6,250SF). MAINTENANCE ON SITE, JANITORIAL SERVICES PROVIDED, OWNERS ARE OFFICED DOWN THE STREET, ONLY RECENTLY VACANT SINCE AUGUST.

LOCATION.....SWC OF GEMINI AVE AND DIANA LN
SPACE AVAILABLE.....600 - 25,000 SF
BASE RENT.....\$15.00/SF/YR
LEASE TYPE.....GROSS
IMPROVEMENT ALLOWANCE.....NEGOTIABLE
SIGNAGE.....MONUMENT & BUILDING
USE TYPE.....GENERAL OFFICE

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COMMERCIAL BROKERAGE, INC.

Dan Henn
Derek Hughes
281.280.8088 office
281.280.0815 fax

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