



## BUILDING HIGHLIGHTS



Easy access to  
HWY 59, I-69  
I-610, and I-10



3.5/1,000 SF  
Free visitor  
parking



4 lobby elevators  
2 garage elevators



Conference room  
Lounge  
Coming soon



USPS mail box  
FedEx drop box  
UPS drop box



Exterior  
Signage  
Available



After hours card-key access  
On-site property management  
and engineering



Jeweler on-site  
30+ years



Chick-fil-a  
Various food trucks  
Micro deli coming soon

## SUITE 120

|                       |                                                                |                 |                                          |
|-----------------------|----------------------------------------------------------------|-----------------|------------------------------------------|
| <b>SF Available</b>   | 2,228 SF                                                       | <b>NNN Rate</b> | \$15.50 with \$0.50 yearly increase      |
| <b>Date Available</b> | Immediate                                                      | <b>2019 OPX</b> | \$10.85                                  |
| <b>Term Length</b>    | Minimum 3 years                                                | <b>TI</b>       | \$0.00/SF to \$35.00/SF                  |
| <b>Features</b>       | 10 foot ceiling heights<br>Wet bar<br>Floor to ceiling windows | <b>Parking</b>  | Unreserved: \$25.00<br>Reserved: \$50.00 |