

One Corporate Plaza

2525 Bay Area Blvd.

For Lease



Suite	Available SF
100	3,646
125	880
130 Available 12/1/19	2,225
175	517
180	1,118
200/240 Available 10/1/19	8,951
280	5,732*
290	3,139*
300	9,273
325	3,467
410	3,956
460	1,795

* 8,871 RSF Contiguous

Owner	Metro Clear Lake Office Partners, LLC
Total NRA	114,838 RSF
Floors	6
Year Built	1985, Renovated 1997
% Leased	70.8%
Smallest Contiguous	610 RSF, 6 th Floor
Largest Contiguous	9,273 RSF, 3 rd Floor
Rental Rate	\$25.50/RSF Gross
Operating Expenses	Estimated 2019 - \$12.04 2018 - \$10.71 2017 - \$11.25
Parking Rate	4/1000
T.I. Allowance	Negotiable
Add-on Factor	15.7%
Building Security Hours	7:00 am to 6:00 pm Monday – Friday 8:00 am to 1:00 pm Saturday Exclusive of Holidays After Hours HVAC - \$50/hr per floor with 2 hr. min.
Amenities	<ul style="list-style-type: none"> ▪ Convenient to shopping, restaurants, and hotels ▪ Onsite management

Property Management

Lincoln Property Company

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Leasing Information

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