

# Two Corporate Plaza

2625 Bay Area Blvd.

# For Lease



Suite	Available SF
100	4,137*
190	1,413*
320	935
340	1,541
550	3,262
2535	2,437
2605	1,679

\* 6,864 RSF Contiguous

Owner	Metro Clear Lake Office Partners, LLC
Total NRA	163,076 RSF
Floors	8
Year Built	1989, Renovated 1995
% Leased	91.1%
Smallest Contiguous	935 RSF, 3 <sup>rd</sup> Floor
Largest Contiguous	4,137 RSF, 1 <sup>st</sup> Floor
Rental Rate	\$25.50/RSF Gross
Operating Expenses	Estimated 2019 – Office \$11.09, Retail \$8.30 2018 – Office \$11.24, Retail \$8.44 2017 – Office \$12.28, Retail \$8.80
Parking Rate	4.83/1000
T.I. Allowance	Negotiable
Add-on Factor	15%
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"> <li>▪ Convenient to shopping, restaurants, and hotels</li> <li>▪ Onsite management</li> </ul>

## Property Management

Lincoln Property Company

Lillie Norton

281.480.6876

LNorton@LPC.com

## Leasing Information

Doug Little

713.272.1284

Doug.Little@transwestern.com

David Lee

713.270.3335

David.Lee@transwestern.com

Matthew Seliger

713.231.1583

Matthew.Seliger@transwestern.com