

FOR LEASE | OFFICE | 2626 S LOOP W



PROPERTY DESCRIPTION

NRG Office Complex provides quality, affordable office space with lots of window views. It is a professional office environment with a spacious atrium lobby. Building amenities include on-site management and leasing, as well as maintenance, on-site deli & conference room, 24 hour key card access.

LOCATION DESCRIPTION

Conveniently located off of the 610 South Loop and Main Street, close to Texas Medical Center & NRG Stadium with easy access to Hobby Airport.

PROPERTY HIGHLIGHTS

- Spacious Atrium Lobby
- 24 Hour Key Card Access
- Security Cameras
- Exterior Lighting System
- On-Site Deli
- On-Site Management & Leasing
- On-Site Maintenance
- Conference Room
- Ample Parking

MAKS GERNER

281.822.6522

mgerner@landparkco.com

BILL MCGRATH, CCIM

281.598.9860

bmcgrath@landparkco.com

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LEASE INFORMATION

Lease Type:	+ Electric	Lease Term:	Negotiable
Total Space:	339 - 4,617 SF	Lease Rate:	\$16.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 120	Available	1,862 SF	+ Electric	\$16.00 SF/yr
Suite 340	Available	3,390 - 4,617 SF	+ Electric	\$16.00 SF/yr
Suite 360	Available	1,631 - 4,617 SF	+ Electric	\$16.00 SF/yr
Suite 430	Available	2,122 SF	+ Electric	\$16.00 SF/yr
Suite 520	Available	1,499 SF	+ Electric	\$16.00 SF/yr
Suite 524	Available	913 SF	+ Electric	\$17.00 SF/yr
Suite 555	Available	1,020 SF	+ Electric	\$17.00 SF/yr
Suite 600	Available	2,967 SF	+ Electric	\$16.00 SF/yr
Suite 630	Available	1,070 SF	+ Electric	\$17.00 SF/yr
Suite 660	Available	339 SF	+ Electric	\$22.00 SF/yr

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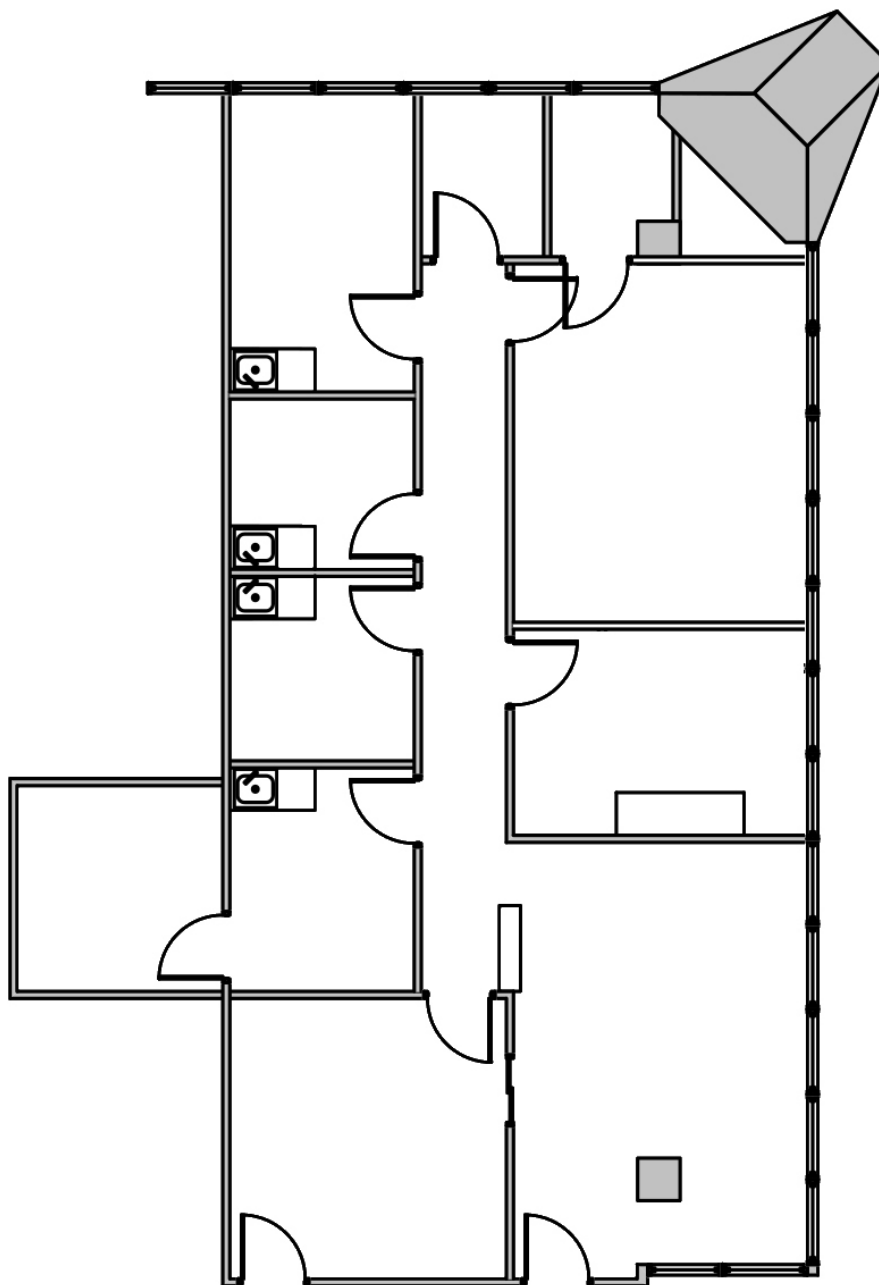
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1 SUITE 120
1,862 Square Feet

(NOT TO SCALE)

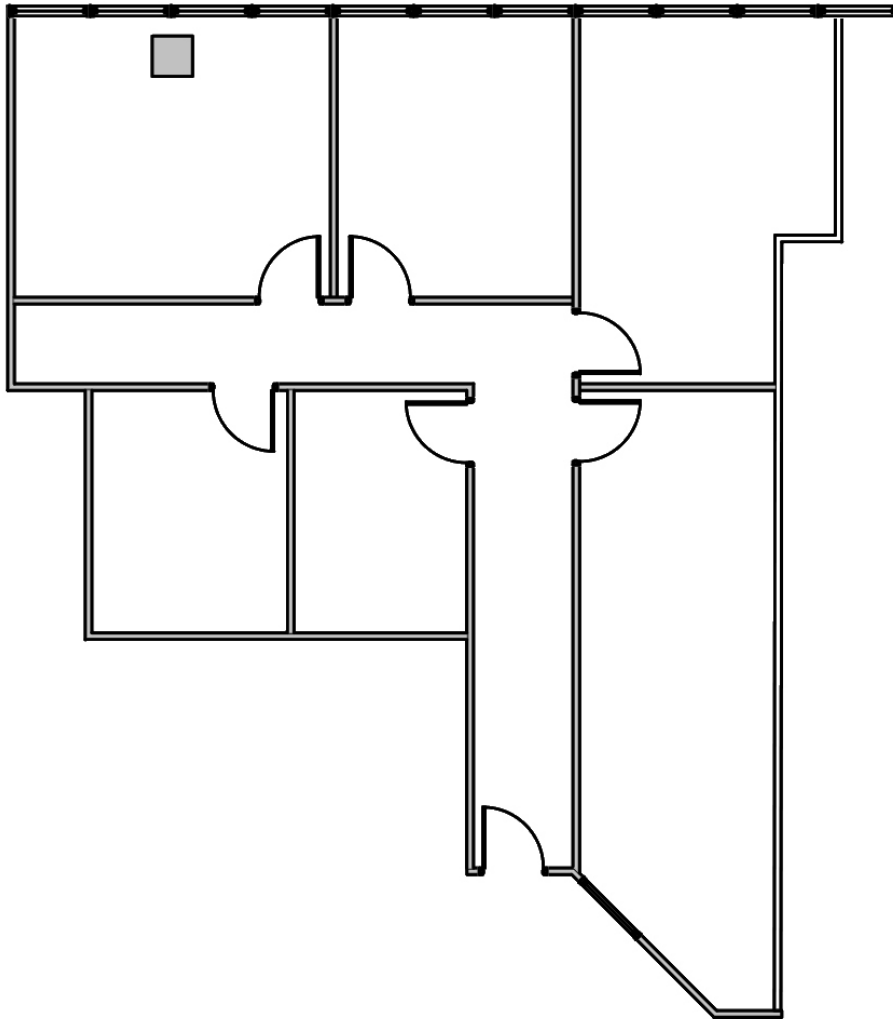
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1 SUITE 340
3,390 Square Feet

(NOT TO SCALE)

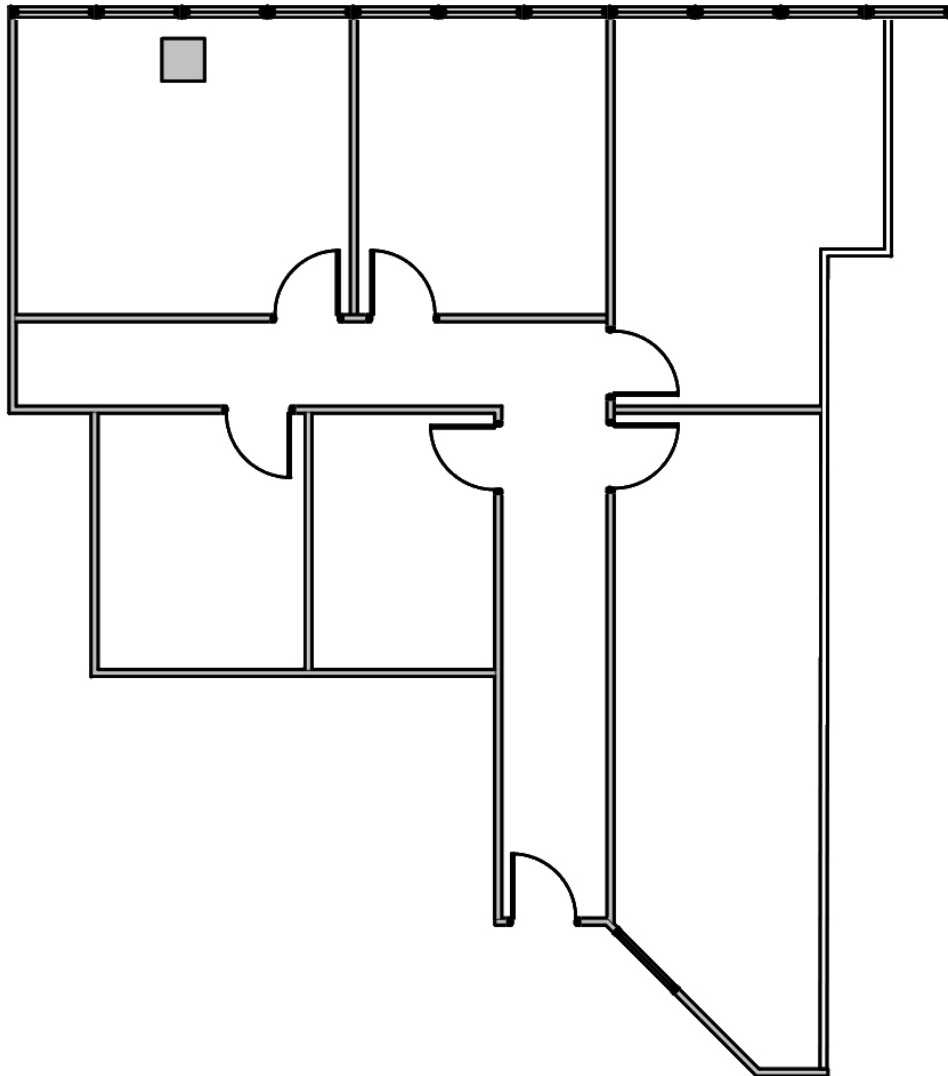
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1 SUITE 360
1,631 Square Feet

(NOT TO SCALE)

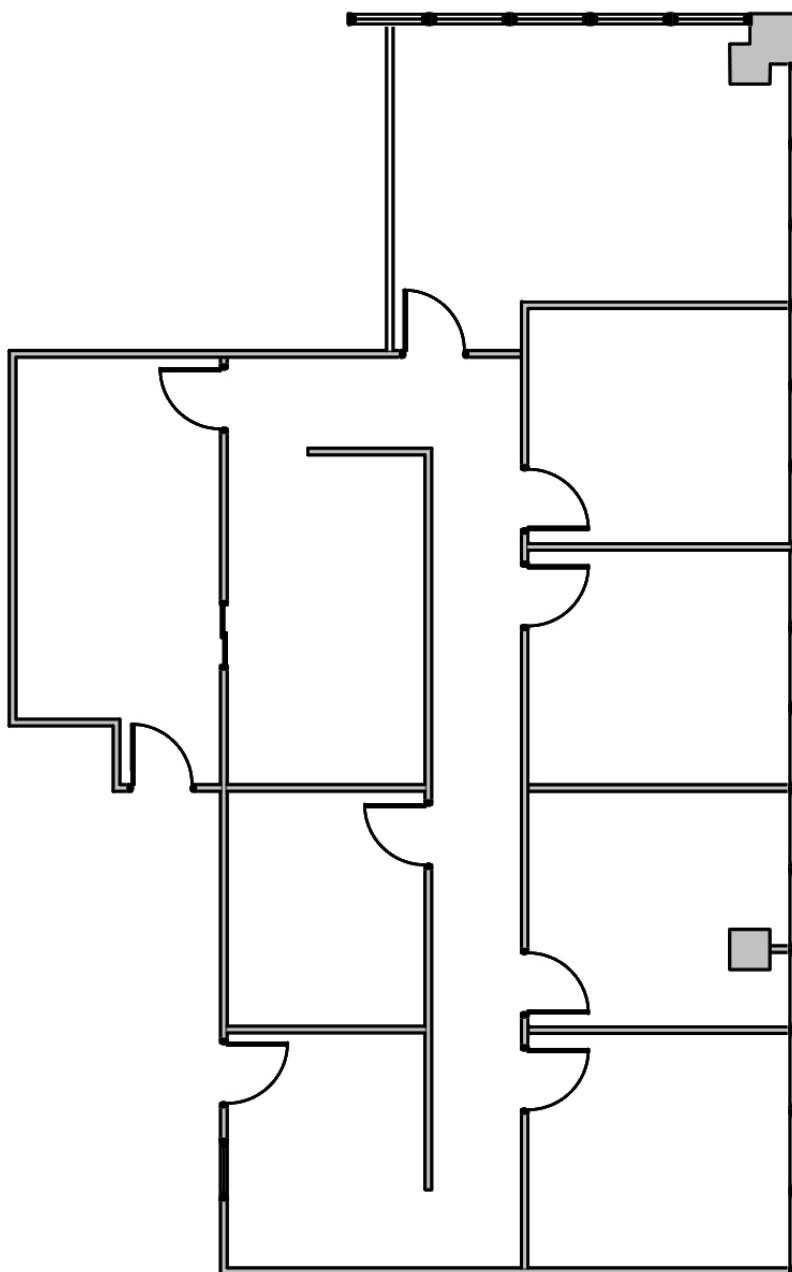
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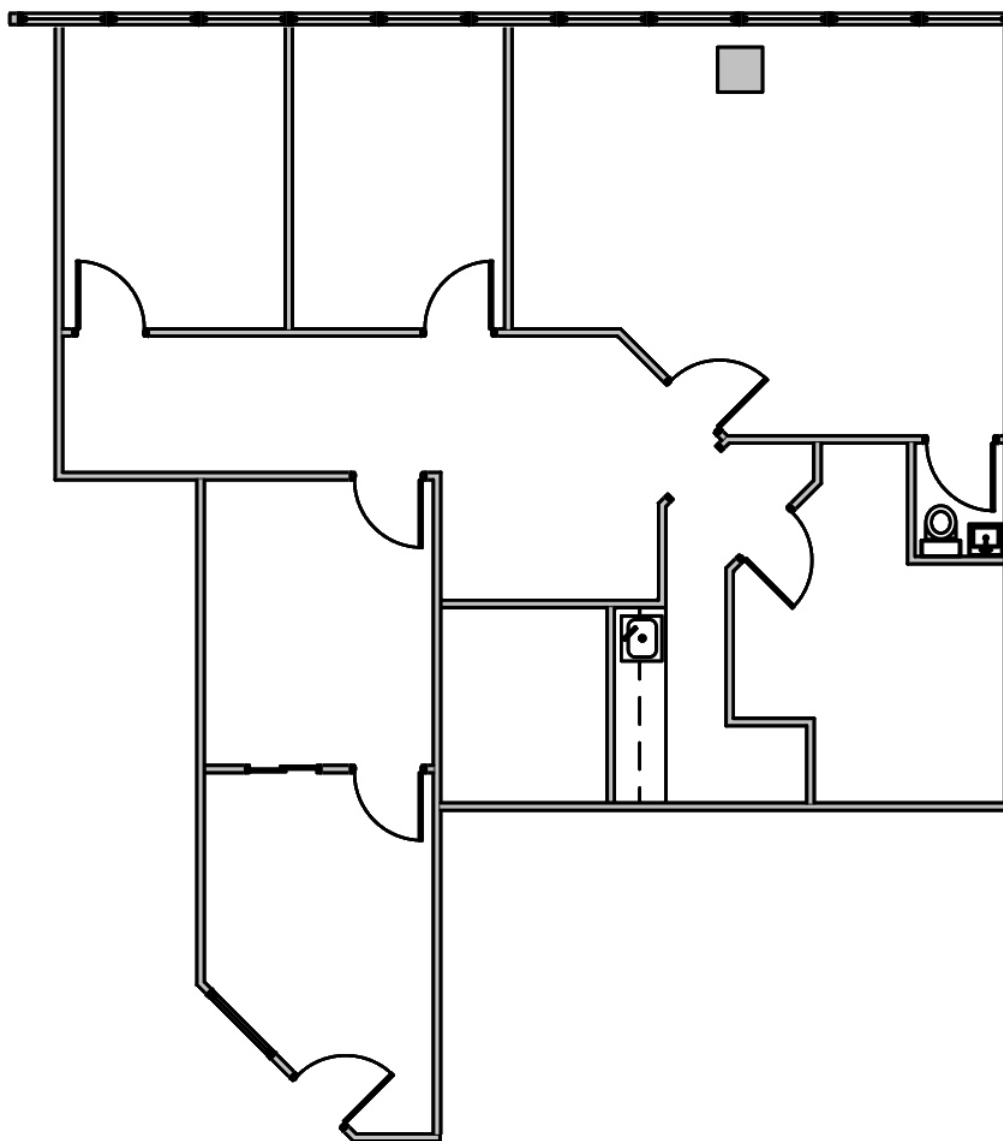
1 SUITE 430
2,122 Square Feet

(NOT TO SCALE)

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1 SUITE 520
1,499 Square Feet

(NOT TO SCALE)

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Floorplan Coming Soon

Call For Details

1 SUITE 524
913 Square Feet

(NOT TO SCALE)

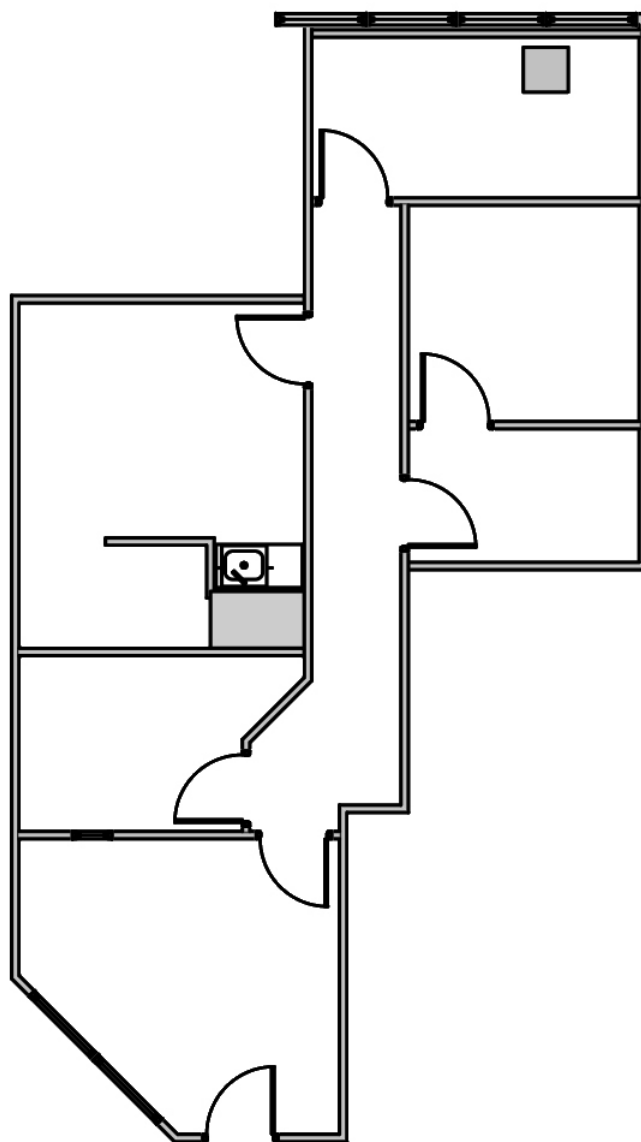
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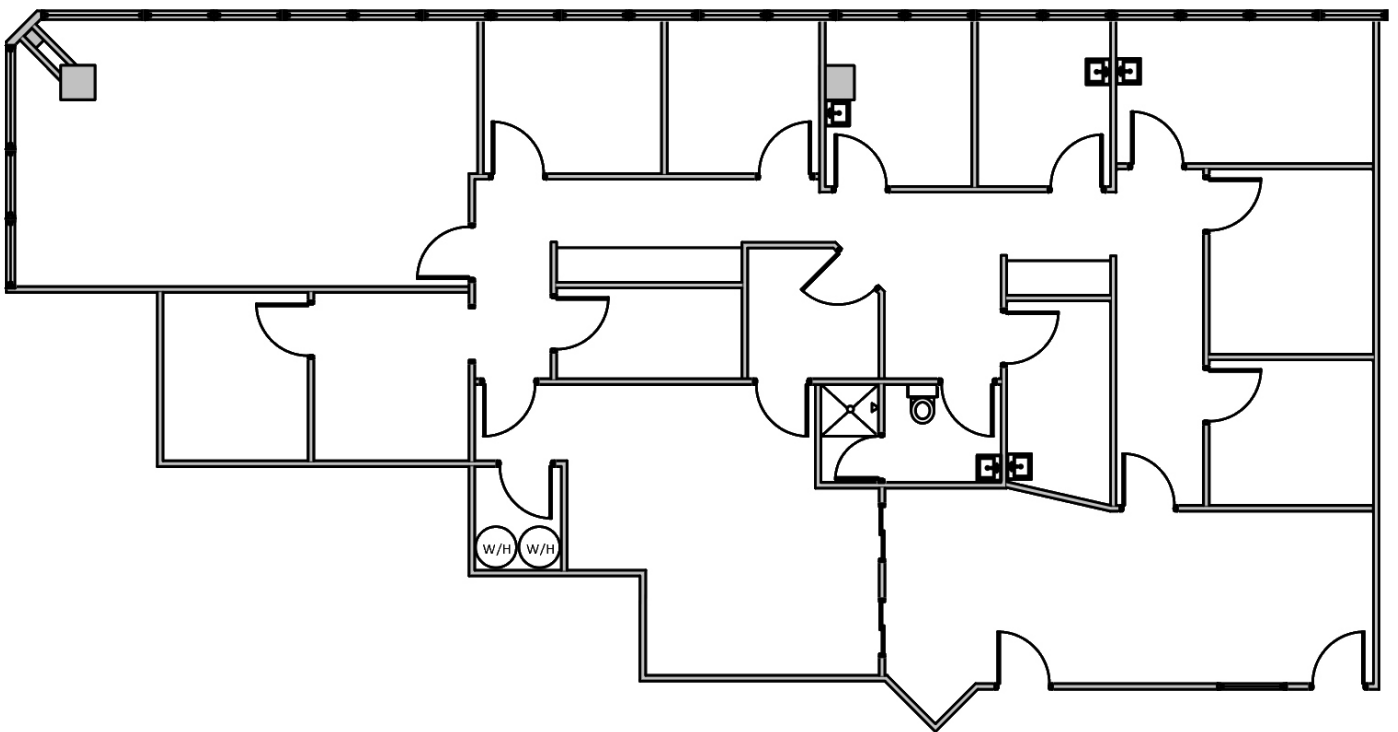
1 SUITE 555
1,020 Square Feet

(NOT TO SCALE)

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1 SUITE 600
2,967 Square Feet

(NOT TO SCALE)

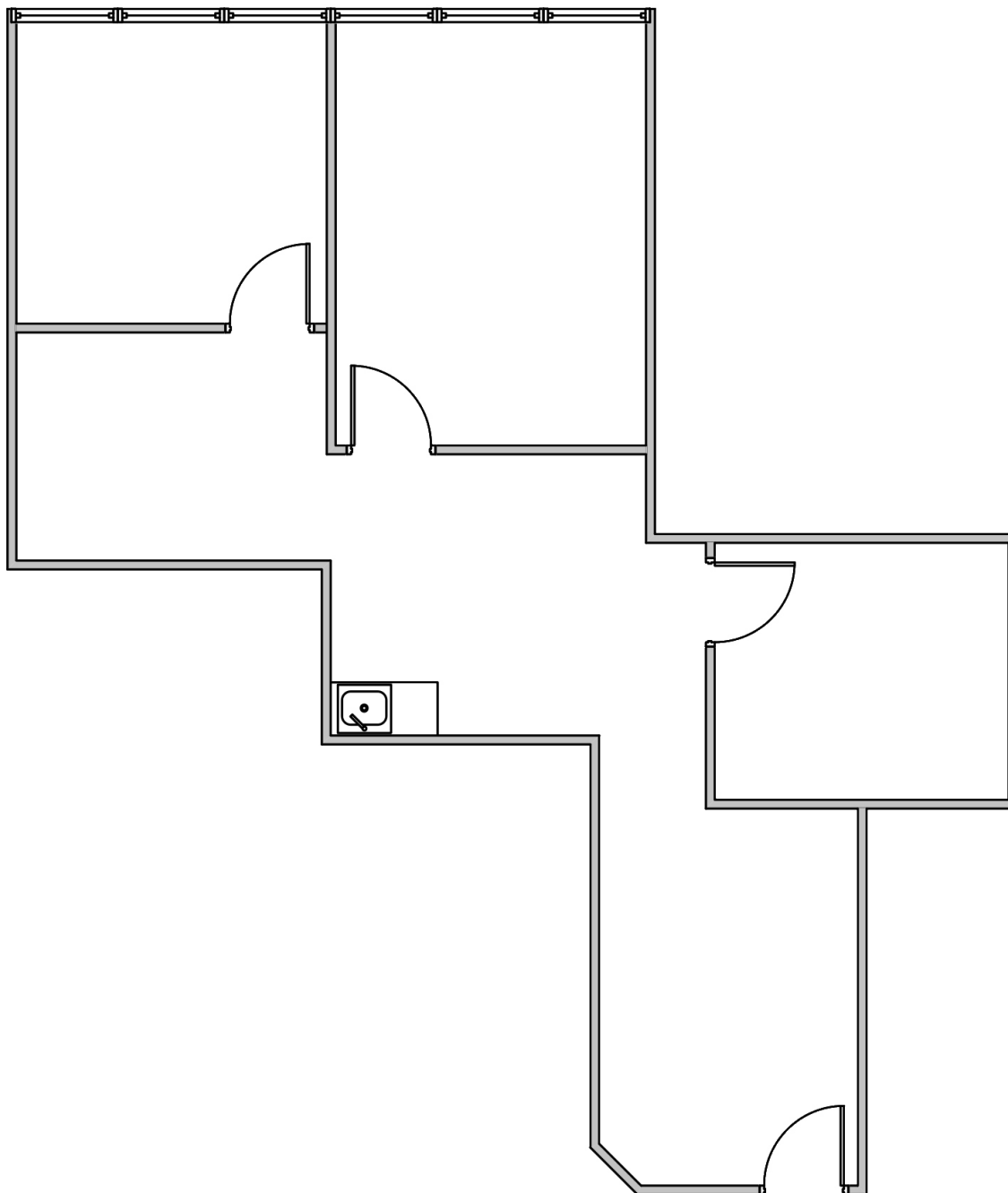
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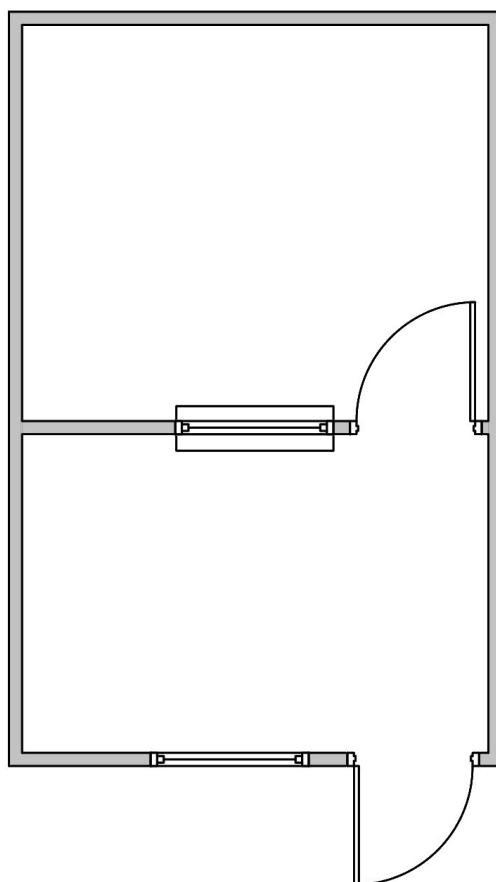
1 SUITE 630
1,070 Square Feet

(NOT TO SCALE)

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1 SUITE 660
339 Square Feet

(NOT TO SCALE)

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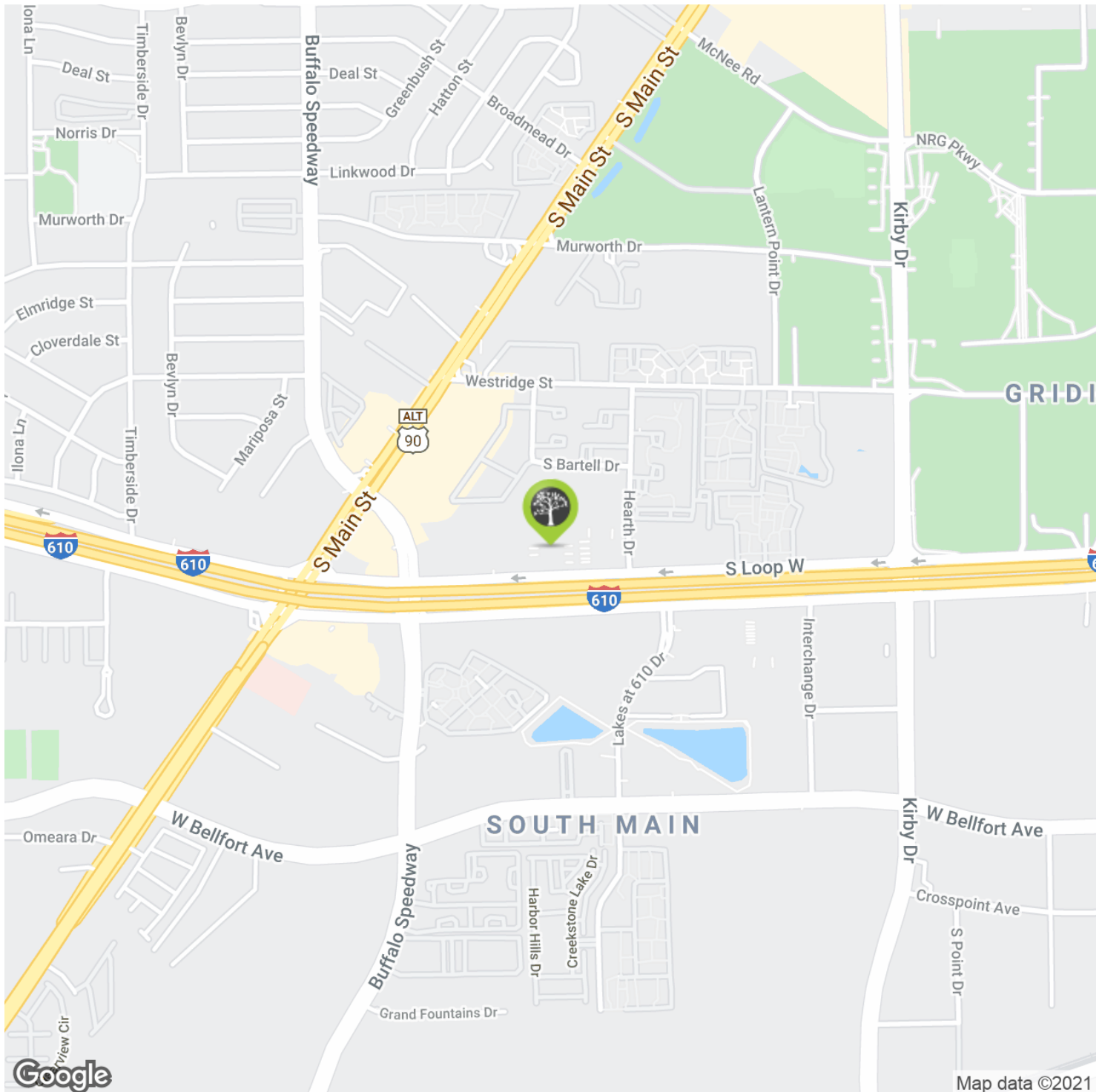
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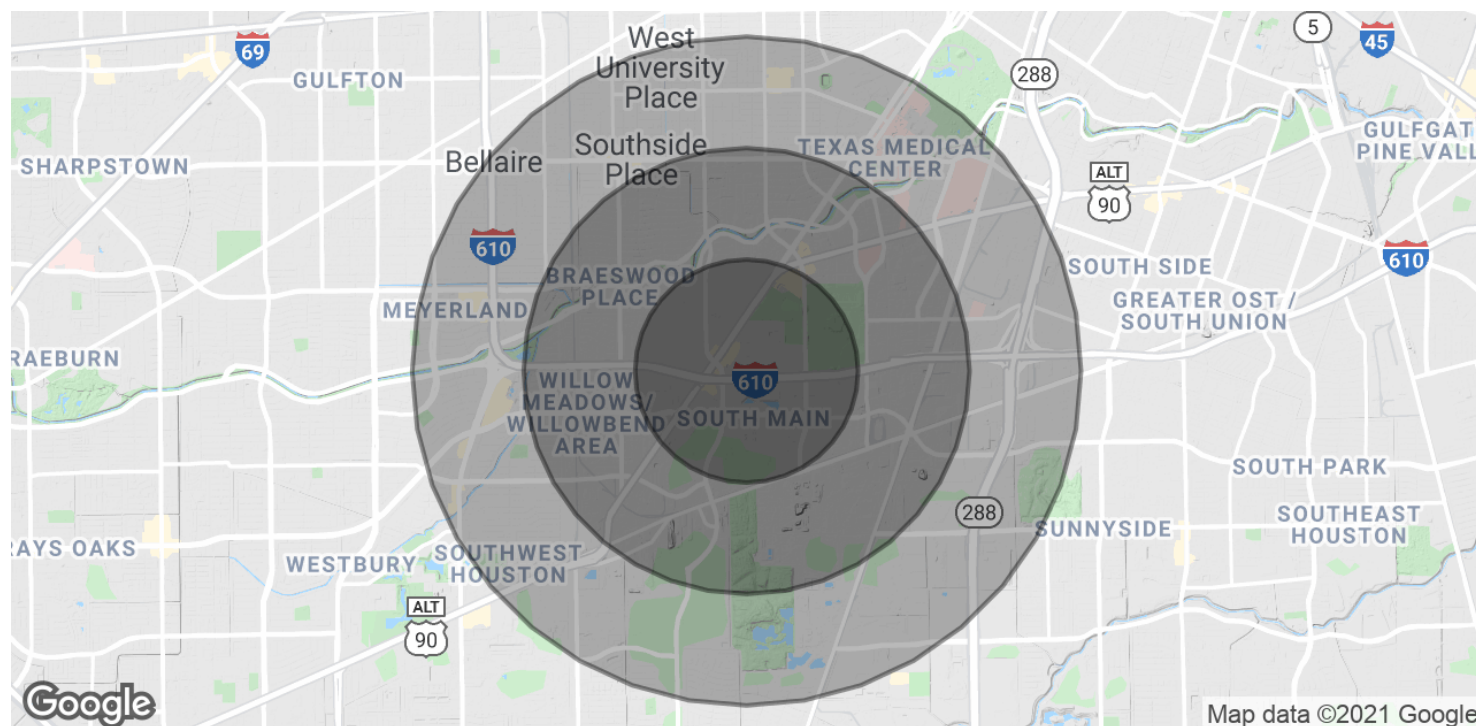
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,919	50,439	109,274
Average age	32.5	32.3	34.3
Average age (Male)	31.1	31.4	33.1
Average age (Female)	33.3	33.0	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,818	23,881	46,720
# of persons per HH	2.0	2.1	2.3
Average HH income	\$60,016	\$78,809	\$106,127
Average house value	\$285,781	\$376,113	\$451,456

* Demographic data derived from 2010 US Census

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