

# 4700 W SAM HOUSTON PARKWAY N

## HOUSTON, TX 77041

### BUILDING INFORMATION

Building Size: 130,223 SF  
Number of Floors: Two  
Rental Rate: \$18.50 PSF (NNN)  
Opex: \$14.96 PSF  
Lease Term Offered: 5 - 15 year terms



#### Available Suites and Square Footages:

Suite 120 - 8,026 SF  
Suite 130 - 3,000 - 5,265 SF  
Suite 220 - 7,000 - 20,789 SF



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[BROCHURE](#)

Tenant Parking: 5.5 spaces per 1,000 SF leased  
Covered Reserved: \$45/month/space  
Unreserved: Free

Building Architect: Ziegler Cooper  
Telecom Providers: Logix, AT&T, Comcast, Verizon

After Hours HVAC: \$50/ Hour

Amenities: Newly Revitalized Lobby, Training Room, &  
Building Conference Room, Microdeli,  
On-Site Management, & Security

### LEASING INFORMATION

Chris Lewis, SIOR | *Managing Principal*  
713.744.7441  
clewis@lee-associates.com

Bill Insull, CCIM | *Principal*  
713.744.7465  
binsull@lee-associates.com

Blake Virgilio, CCIM, SIOR | *Principal*  
713.744.7463  
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### PROPERTY MANAGEMENT

Griffin Partners  
Matthew Townley | *Property Manager*  
713.622.2144

