



Edison Plaza

Beaumont, Texas

CORPORATE OFFICE

350 Pine Street | Suite 800
Beaumont, TX | 77701
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AlbaneseCormier[®]
albanescormier.com

Property Information

425,198 SF

CENTER NAME

Edison Plaza

LISTING ID

113

LOCATION

350 Pine Street
Beaumont, TX | 77701

PROPERTY HIGHLIGHTS

- Only Class A office building in the market
- Close proximity to Interstate 10
- Full service leases with broad offering of tenant amenities

DEMOGRAPHICS (PER COSTAR)

| | 2 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 17,655 | 84,861 | 162,602 |
| HOUSEHOLDS | 6,657 | 33,346 | 61,849 |
| AVERAGE HH INCOME | \$57,553 | \$68,731 | \$79,993 |



edison PLAZA

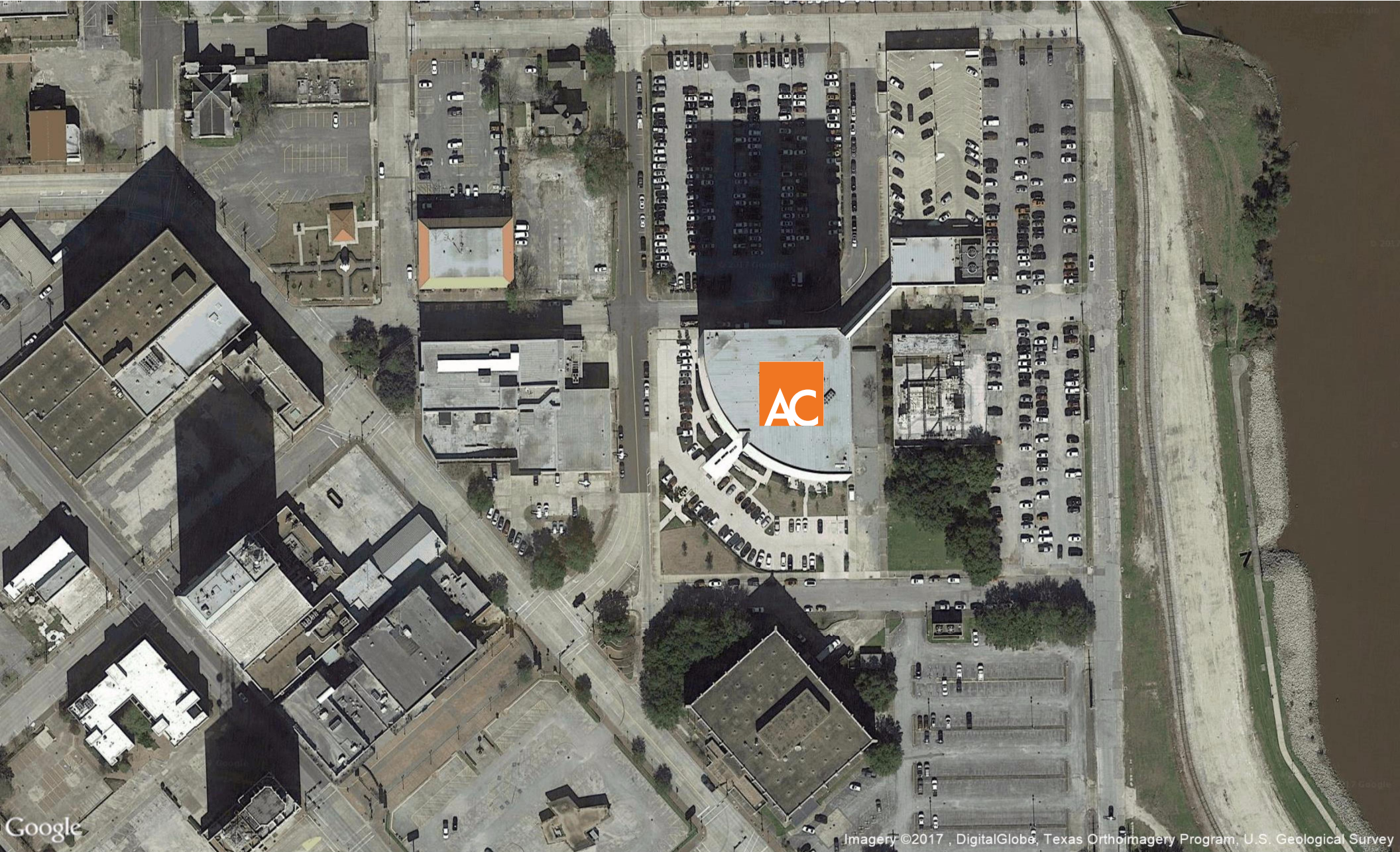
an AlbaneseCormier property



| | | | | | | | | | | | | | | AVAILABLE SPACE (SF) |
|----|---------------------------|---------------------------|--------------------------|---------------------------|----------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--------------------------|--------------------------|---------------------------|--------------------------|----------------------|
| 17 | 1750 - Leased 5,151 SF | | | | 1775 - Leased 12,479 SF | | | | 1725 - Leased 3,775 SF | | | | | FULLY LEASED |
| 16 | 1600 - Leased - 10,052 SF | | | | | | 1650 - Leased - 15,276 SF | | | | | | FULLY LEASED | |
| 15 | Leased - 26,546 SF | | | | | | | | | | | | | FULLY LEASED |
| 14 | 1415 - Leased 3,387 SF | 1417 - Leased 288 SF | 1450 - Leased 933 SF | 1420 - Leased 3,183 SF | 1422 - Leased 218 SF | 1430 - Leased 4,459 SF | 1438 - Leased 2,191 SF | 1440 - Leased 9,351 SF | | | | | FULLY LEASED | |
| 13 | Available - 26,844 SF | | | | | | | | | | | | | AVAILABLE 26,844 SF |
| 12 | Leased - 26,844 SF | | | | | | | | | | | | | FULLY LEASED |
| 11 | Leased - 27,440 SF | | | | | | | | | | | | | FULLY LEASED |
| 10 | Leased - 27,491 SF | | | | | | | | | | | | | FULLY LEASED |
| 9 | Leased - 27,632 SF | | | | | | | | | | | | | FULLY LEASED |
| 8 | 800 - Leased 12,056 SF | | | | | | 850 - Leased 14,877 SF | | | | | | FULLY LEASED | |
| 7 | 720 - Leased 3,377 SF | 740 - Leased 1,869 SF | 770 - Leased 1,558 SF | 765 - Leased 1,720 SF | 760 - Leased 2,153 SF | 755 - Leased 2,236 SF | 750 - Leased 2,915 SF | 711 - Leased 901 SF | 715 - Leased 2,882 SF | 710 - Leased 1,296 SF | 705 - Leased 1,295 SF | 750C - Leased 1,312 SF | 730 - Leased 436 SF | FULLY LEASED |
| 6 | 601 - Leased 7,110 SF | 605 - Available 500 SF | 610 - Leased 321 SF | 615 - Leased 500 SF | 620 - Leased 400 SF | 625 - Leased 2,726 SF | 640 - Leased 2,979 SF | 660 - Leased 2,802 SF | 650 - Leased 3,614 SF | 660 - Leased 2,802 SF | 670 - Leased 3,041 SF | | | FULLY LEASED |
| 5 | Leased - 27,523 SF | | | | | | | | | | | | | FULLY LEASED |
| 4 | Leased - 26,942 SF | | | | | | | | | | | | | FULLY LEASED |
| 3 | 300 - Leased 1,123 SF | 301 - Leased 512 SF | 302 - Leased 440 SF | 345 - Leased 483 SF | 340 - Leased 1,279 SF | 320 - Leased 1,088 SF | 330 - Leased 3,374 SF | 327 - Leased 2,493 SF | 335 Leased 1,866 SF | 327 - Leased 2,967 SF | 315 - Leased 671 SF | 305 - Leased 3,849 SF | 310 - Leased 1,859 SF | FULLY LEASED |
| 2 | 200 - Leased 165 SF | 205 - Leased 976 SF | 208 - Leased 1,139 SF | 209 - Leased 833 SF | 210 - Leased 732 SF | 290 - Leased 7,763 SF | 250 - Leased 4,762 SF | 265 - Leased 1,266 SF | 270 - Leased 998 SF | 240 - Leased 1,254 SF | 220 - Leased 1,960 SF | 245 - Leased 560 SF | 225 - Leased 165 SF | FULLY LEASED |
| 1 | 110 - Leased 575 SF | | 130 - Leased 1,080 SF | | 110 - Leased 908 SF | | 115 - Leased 3,000 SF | | | | 115 - Leased 1,033 SF | | FULLY LEASED | |

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