

9800 RICHMOND AVENUE

HOUSTON, TX 77042

BROCHURE

BUILDING INFORMATION

Building Size: 177,397 SF
Number of Floors: Eight
Rental Rate: \$20.00 FS
\$21.00 FS*
Lease Term Offered: 3 - 10 year terms

Tenant Parking:

4.0 spaces per 1,000 SF leased

Reserved: \$45/month/space

Building Architect:

AMB Architects

After Hours HVAC:

\$50/ Hour

Amenities:

NEW OWNERSHIP PLANNED UPDATES:

- Lobby Enhancements & Modernization
In progress
- Onsite cafe - Coming Soon
- New Fitness Center
- New State of the Art Conference Center
- Newly Renovated Tenant Lounge &
24/7 Microdeli
- Recently Renovated Restrooms
- Onsite Security
- Onsite Ownership
- Multilevel Parking Garage with
Covered Walkway
- Convenient Westchase Location

**Available Suites and
Square Footages:**

Suite 100 -	7,498 SF	 
Suite 210 -	706* - 1,389 SF	 
Suite 215 -	683* - 1,389 SF	 
Suite 250 -	3,324 SF	
Suite 265 -	859 SF*	
Suite 325 -	2,000 - 4,776 SF	
Suite 340 -	596* - 1,743 SF	 
Suite 345 -	1,147 - 1,743 SF	 
Suite 355 -	2,037 SF	
Suite 475 -	2,000 - 5,966 SF	
Suite 555 -	1,446 SF	
Suite 565 -	6,251 SF	
Suite 625 -	5,496 SF	
Suite 635 -	1,621 SF	
Suite 825 -	2,208 SF	
Suite 870 -	4,200 SF	
Suite 875 -	1,208 SF	

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

bvirgilio@lee-associates.com

PROPERTY MANAGEMENT

REIS Associates

Judy Bachicha | *Property Manager*

979.402.7105



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES