



# Edison Plaza

*Beaumont, Texas*

## **CORPORATE OFFICE**

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
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## **LEASING CONTACT**

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# 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

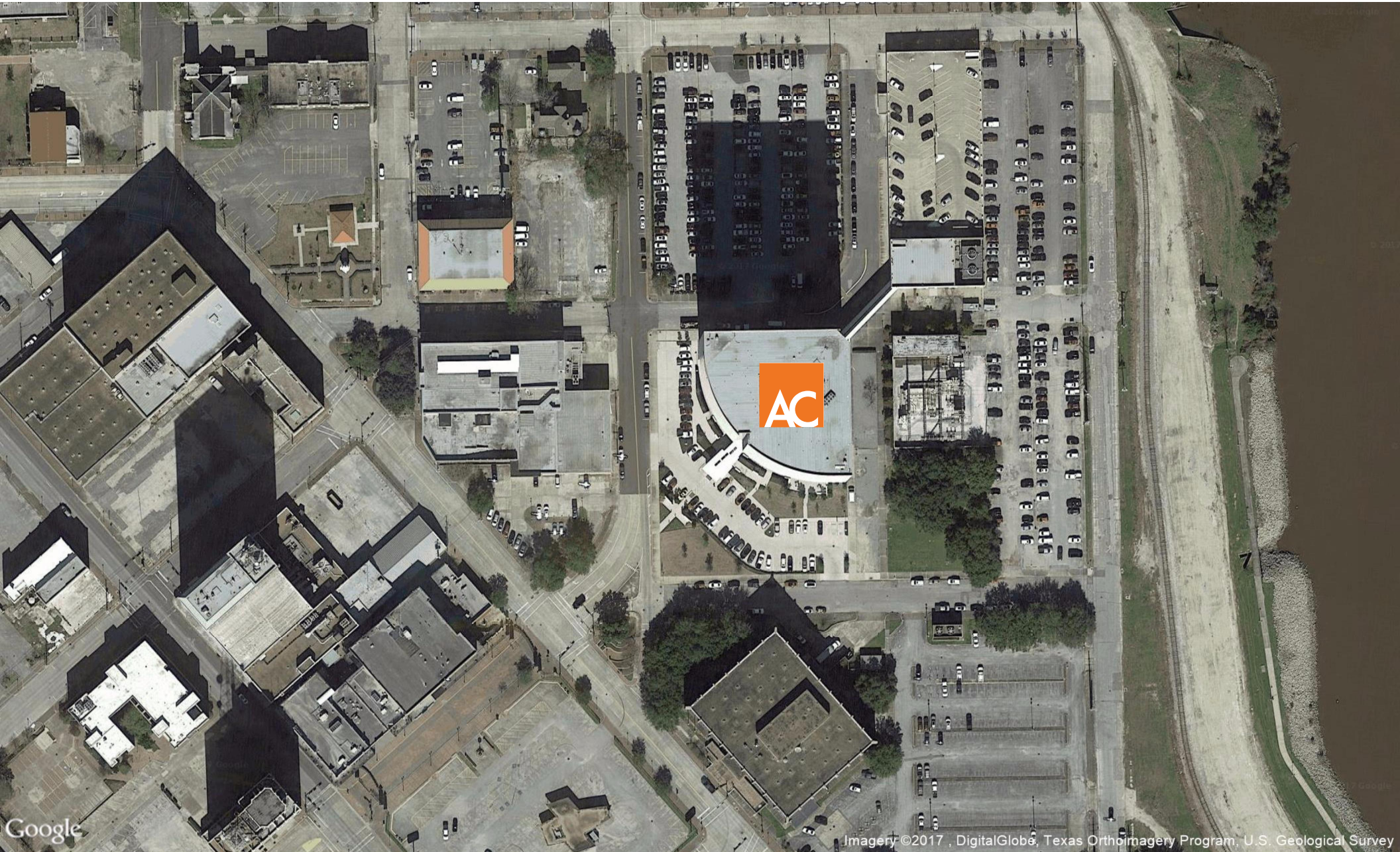


|                           |                           |                          |                            |                          |                                         |                           |                           |                           |                          |       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



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