

10497 TOWN & COUNTRY WAY

HOUSTON, TX 77024

BUILDING INFORMATION

Building Size:	149,309 SF
Number of Floors:	Nine
Rental Rate:	\$36.00 PSF (NNN)
Opex:	\$16.38 PSF
Lease Term Offered:	3 - 10 year terms

Available Suites and Square Footages:

Suite 130 -	2,501 - 3,119 SF
Suite 135 -	618 - 3,119 SF
Suite 235 -	3,618 SF - Available 11.01.26
Suite 415 -	895 SF
Suite 800 -	4,226 SF

Tenant Parking:

3.5 spaces per 1,000 SF leased
Reserved: \$60/month/space
Covered: \$35/month/space

Building Architect:

Philip Ewald Architecture

Telecom Providers:

Logix, AT&T, Comcast, Verizon

After Hours HVAC:

\$50/ Hour

Amenities:

Newly Renovated and Expanded Lobby & Building Conference Room,
On-Site Management, Ownership,
Engineering & Security



TOWN & COUNTRY
10497

BROCHURE



Virtual Tour



LEASING INFORMATION

Chris Lewis, SIOR | *Managing Principal*
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PROPERTY MANAGEMENT

Lee & Associates

Lillie Norton | *Managing Director*

713.660.1160

Shawn Harvey | *President*

