

# GATEWAY I & II

FOR LEASE



UNDER NEW OWNERSHIP!

3663 N Sam Houston Pkwy E and 15333 John F Kennedy Blvd  
Houston, TX 77032

**AVISON  
YOUNG**



## HIGHLIGHTS

- Under new ownership
- Prominent building and monument signage available
- Adjacent to George Bush Intercontinental Airport (IAH)
- Excellent visibility from Beltway 8
- Onsite management, engineering, and day porter
- 24/7 courtesy officer and card key access
- Large conferencing facility
- Exclusive Uber rates to IAH for tenants
- Multiple food service options available including Fooda, Parks Pantry Micro Market, and food trucks
- Numerous hotels, restaurants, and shopping nearby



Building size:  
268,760 sf



Typical floor:  
19,290 rsf



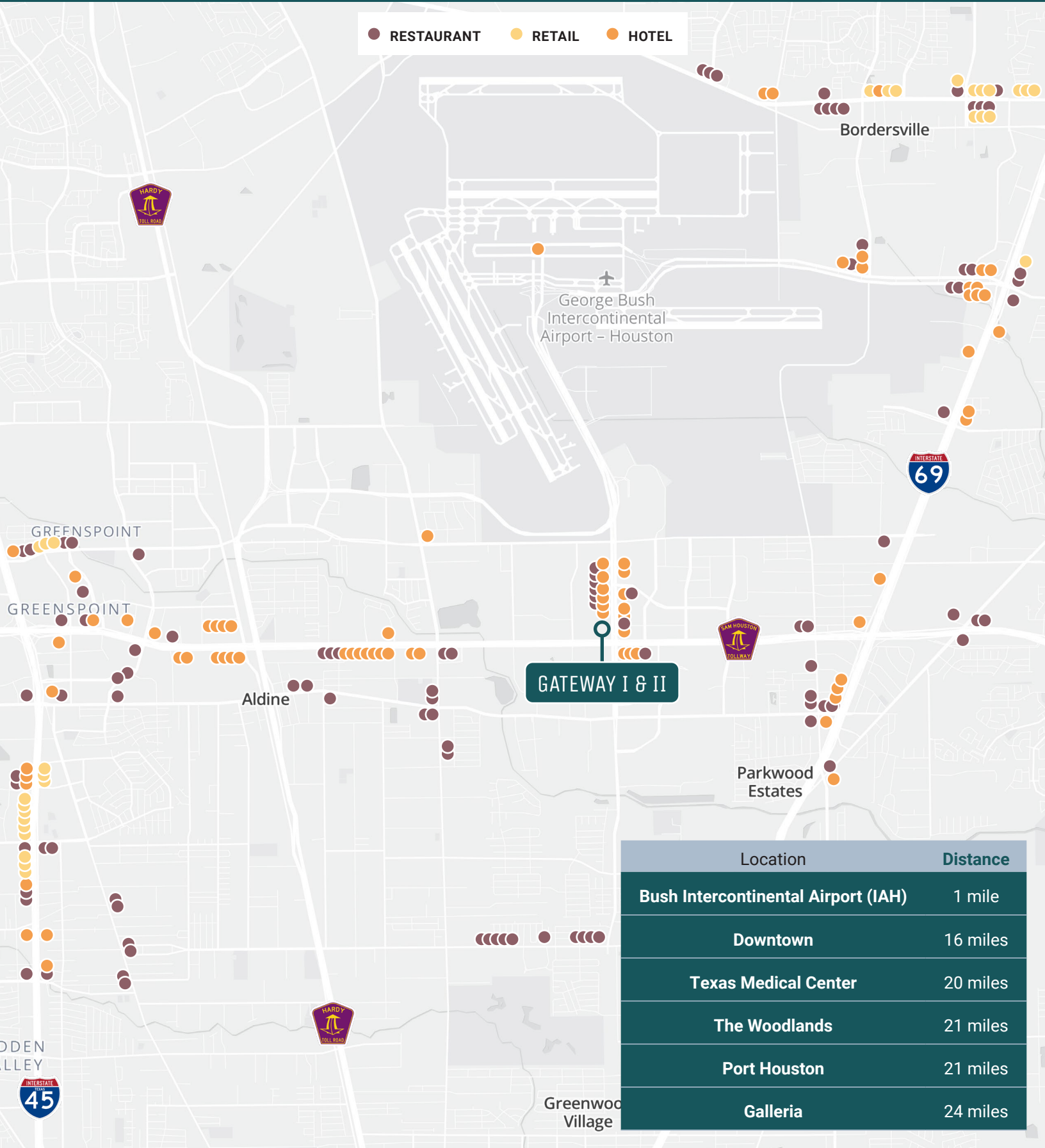
Year built/renovated:  
1983/1999



Parking:  
3.0/1,000 sf

## AVAILABLE SPACE

Suite	Size (sf)	Lease type	Lease rate	Description
Gateway I, Suite 175	4,630	NNN	\$10.00 sf/yr	Excellent lobby exposure, reception, open concept with 3 offices, conference, storage and break.
Gateway I, Suite 200	12,773	NNN	\$10.00 sf/yr	Combination of offices and bull pen areas. Perfect for full floor user.
Gateway I, Suite 300	5,989 - 22,800	NNN	\$10.00 sf/yr	Direct elevator lobby exposure. Reception, large conference room, kitchen, 11 offices, open work area, file/storage room. Above standard finishes. AS-IS, Move-in ready
Gateway I, Suite 350	16,811 - 22,800	NNN	\$10.00 sf/yr	Combination of offices, large bull pen areas, kitchen, work room, IT closet, elevator lobby exposure. Will divide.
Gateway I, Suite 650	7,206	NNN	\$10.00 sf/yr	Reception area with direct elevator lobby exposure, conference room, 15 offices, work room, storage, excellent views.
Gateway II, Suite 100	3,226 - 5,419	NNN	\$10.00 sf/yr	Reception, break, conference, storage and offices.
Gateway II, Suite 150	2,193 - 5,419	NNN	\$10.00 sf/yr	Reception, break, conference, storage and 4 offices.
Gateway II, Suite 200	4,728 - 12,370	NNN	\$10.00 sf/yr	Reception, break, conference, storage and 4 offices.
Gateway II, Suite 220	1,506	NNN	\$10.00 sf/yr	3 offices, large cube area. ready for move-in.
Gateway II, Suite 230	4,017 - 12,370	NNN	\$10.00 sf/yr	Reception, 4 offices, 2 large bullpen areas.
Gateway II, Suite 300	21,961	NNN	\$10.00 sf/yr	Full floor
Gateway II, Suite 500	22,187	NNN	\$10.00 sf/yr	Full floor. Open concept with 10 offices, conference room, storage and break room. AS-IS, Move-in ready.
Gateway II, Suite 600	5,300	NNN	\$10.00 sf/yr	Ready to space plan.
Gateway II, Suite 650	22,219	NNN	\$10.00 sf/yr	Large break room, 7 offices, bullpen areas.
Gateway II, Suite 825	3,758 - 13,877	NNN	\$10.00 sf/yr	Mostly open with break room. Ready to space plan.
Gateway II, Suite 850	1,198 - 13,877	NNN	\$10.00 sf/yr	
Gateway II, Suite 875	2,989 - 13,877	NNN	\$10.00 sf/yr	Reception, conference, 7 offices, break, and storage.
Gateway II, Suite 880	5,932 - 13,877	NNN	\$10.00 sf/yr	All open. Ready to space plan.





## GET MORE INFORMATION

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