

2,309 SF SUBLEASE

820
GESSNER

**MOODY
RAMBIN**

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PROPERTY DESCRIPTION

820 Gessner is well suited for tenants seeking a professional, efficient office environment with attractive amenities. The property features on-site management, ample parking, and flexible office layouts designed to accommodate a variety of business needs. Its central location provides convenient access to major thoroughfares, including the Westchase District, Memorial area, and surrounding business hubs.

Sublet Premises: 2,309 SF (Suite 1140)

Term: Through April 30, 2028

Rate: Negotiable

2026 Opex: \$17.63 per SF

Parking: 4/1,000 RSF

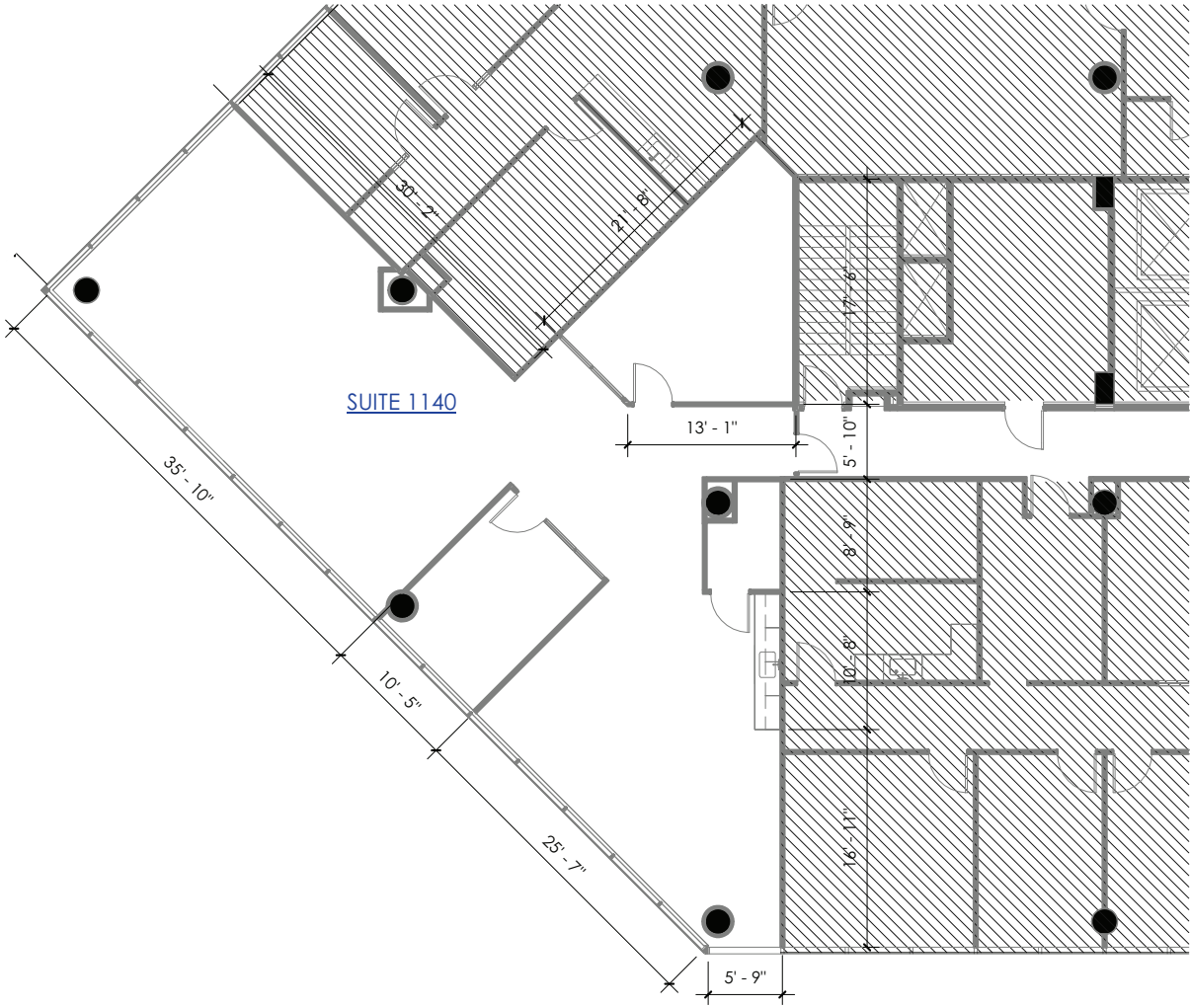
Parking Rates: \$50 unreserved
\$100 reserved
\$150 oversized reserved



FLOOR PLAN

SUITE 1140 - 2,309 SF

Term: Through April 2028



SUITE 1140 PHOTOS



MAP

NEARBY AMENITIES

Food

- 01. Niko Niko's
- 02. North Italia
- 03. Yard House
- 04. Postino TC
- 05. Taste of Texas
- 06. Fuddruckers
- 07. Pappasito's Cantina
- 08. The Pit Room

Shopping

- 09. Office Depot
- 10. The Shops at Memorial

Healthcare

- 11. Memorial Hermann
- 12. Dentist at Memorial





FOR MORE INFORMATION
PLEASE CONTACT THE BROKER BELOW

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