

OFFICE SPACE FOR LEASE

FRENCH QUARTER BUSINESS PARK

7109 FM 2920, Suite 200, Spring, Texas 77379

PROFESSIONAL OR MEDICAL OFFICE SPACE



RENTAL RATES:

Annual Base Rent: \$22.00/SF/Year
+ NNN (Estimated): \$8.50/SF/Year

SUITE 200 DETAILS:

Total Area: 1,146SF

*All Measurements Are Approximate

- Lobby/Waiting Room: 12' 10" x 10' 8"
- Reception w/ sliding window: 7' 6" x 6'
- Data/IT Room: 6' x 4' 11"
- ADA Restroom: 5' x 11' 8"
- Staff Restroom: 6' 3" x 7'
- Office 1: 12' 9" x 12'
- Office 2: 11' 8" x 12'
- Office 3: 11' 2" x 12'
- Office 4 (or lab): 11' 9" x 11' 8" w/ 8' base cabinet, countertop, & sink.
- Staff/nurse's station w/ built-in desk & overhead cabinetry: 6' 3" x 4' 4"

All-in Calculations

(Includes Base Rent + NNN)

Lease Rate: \$30.50/SF/YR

Annual Cost: \$34,953.00

Monthly Cost: \$2,912.75

Move-in ready | Customization/BTS Options Available | Tenant Improvement Opportunities Available | Complimentary Design Consultation & Preliminary Floor Plans Provided.

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