

190 OFFICE CENTER I & II

1301 & 1311 West President George Bush Turnpike

BUILDING NAME:

190 Office Center I & II

OWNER:

1301 President George Bush Highway Holdings Limited Partnership, a Delaware limited partnership

YEAR BUILT/YEAR RENOVATED:

Built in 2001 and renovated in 2022

BUILDING SIZE:

307,468 RSF

BASE RENTAL RATE:

Building I: \$19.00/RSF NNN + E

Building II: \$17.50/RSF NNN + E

2026 ESTIMATED EXPENSES:

Building I: \$9.81/RSF

Building II: \$7.06/RSF

(excluding electricity)

2026 ESTIMATED ELECTRICITY:

Building I: \$1.54

Building II: \$1.23

BUILDING HOURS:

Monday - Friday | 7:00am - 6:00pm

Saturday | 8:00am - 1:00pm

PARKING:

Ratio - 4/1000

Unreserved - Free

Reserved - \$50.00/Space

TELECOMMUNICATIONS:

Zayo Group, CenturyLink (Lumen), Charter Communications (Spectrum) and Verizon

AMENITIES:

Conference center, fitness center with locker rooms, tenant lounge, outdoor pergola with grill, on-site deli, security system, controlled access.



VACANCIES:

BUILDING I

Suite 110	1,832 RSF	\$19.00 NNN + E
Suite 115	3,988 RSF	\$19.00 NNN + E
Suite 120/130	8,382 RSF	\$19.00 NNN + E
Suite 145	1,690 RSF	\$19.00 NNN + E
Suite 300	6,774 RSF	\$19.00 NNN + E
Suite 310	3,258 RSF	\$19.00 NNN + E
Suite 320	4,421 RSF	\$19.00 NNN + E
Suite 350	27,718 RSF	\$19.00 NNN + E

BUILDING II

Suite 150W	3,598 RSF	\$17.50 NNN + E Available 06.10.26
Suite 175W	6,464 RSF	\$17.50 NNN + E Available 12.01.26
Suite 200E	26,537 RSF	\$17.50 NNN + E
Suite 200W	26,531 RSF	\$17.50 NNN + E
Suite 300	55,242 RSF	\$17.50 NNN + E



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