

190 OFFICE CENTER I & II

1301 & 1311 West President George Bush Turnpike

BUILDING NAME:
190 Office Center I & II

BUILDING ADDRESS:
1301 & 1311 West President George Bush Turnpike

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:
\$19.00/RSF NNN + E
(Electricity is estimated to be \$1.42/RSF for 2025)

EXPENSES:
2025 expenses estimated to be \$10.36/RSF excluding electricity

BUILDING HOURS:
Monday – Friday | 7:00am – 6:00pm
Saturday | 8:00am – 1:00pm

PARKING:
Ratio – 4/1000
Unreserved - Free
Reserved - \$50.00/Space

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 195	1,229 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 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



FOR LEASING INFORMATION:

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