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:
308,564 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:
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 120/130	8,382 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







FOR LEASING INFORMATION:

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