

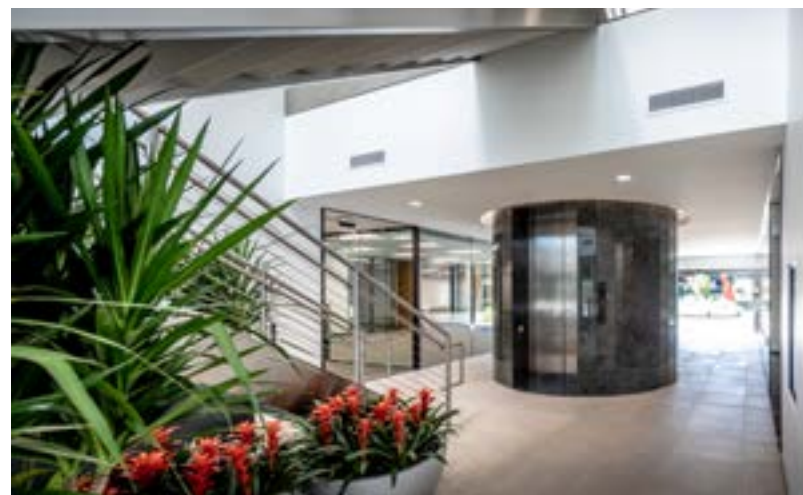


BUILDING OVERVIEW

1300 & 1290 HERCULES AVE.

- » \$3M Renovation; includes new common areas, restrooms and outdoor green space
- » Move-in ready spec suites with custom designed finishes ranging from 3,300 - 7,500 RSF at 1300 Hercules
- » Common area courtyard with custom landscaped green space
- » New grand lobby entrance with custom staircase and digital lobby directory
- » Building and monument signage available for large user
- » Great corporate campus setting with a landscaped open-air courtyard between the buildings
- » Less than 1 mile from the main entrance to Johnson Space Center and surrounded by other large Clear Lake institutions like University of Houston – Clear Lake, Clear Lake Regional Medical Center and Baybrook Mall
- » The Properties' ideal location along Hercules Ave. offers convenient access to Interstate 45 (Gulf Freeway) and other major Clear Lake area arteries including Bay Area Blvd., El Camino Real and NASA Parkway (NASA Rd. 1).
- » 4.5/1000 surface parking lot ideal for dense users with easy access to the building

CLICK [HERE](#) TO VIEW VIRTUAL TOUR



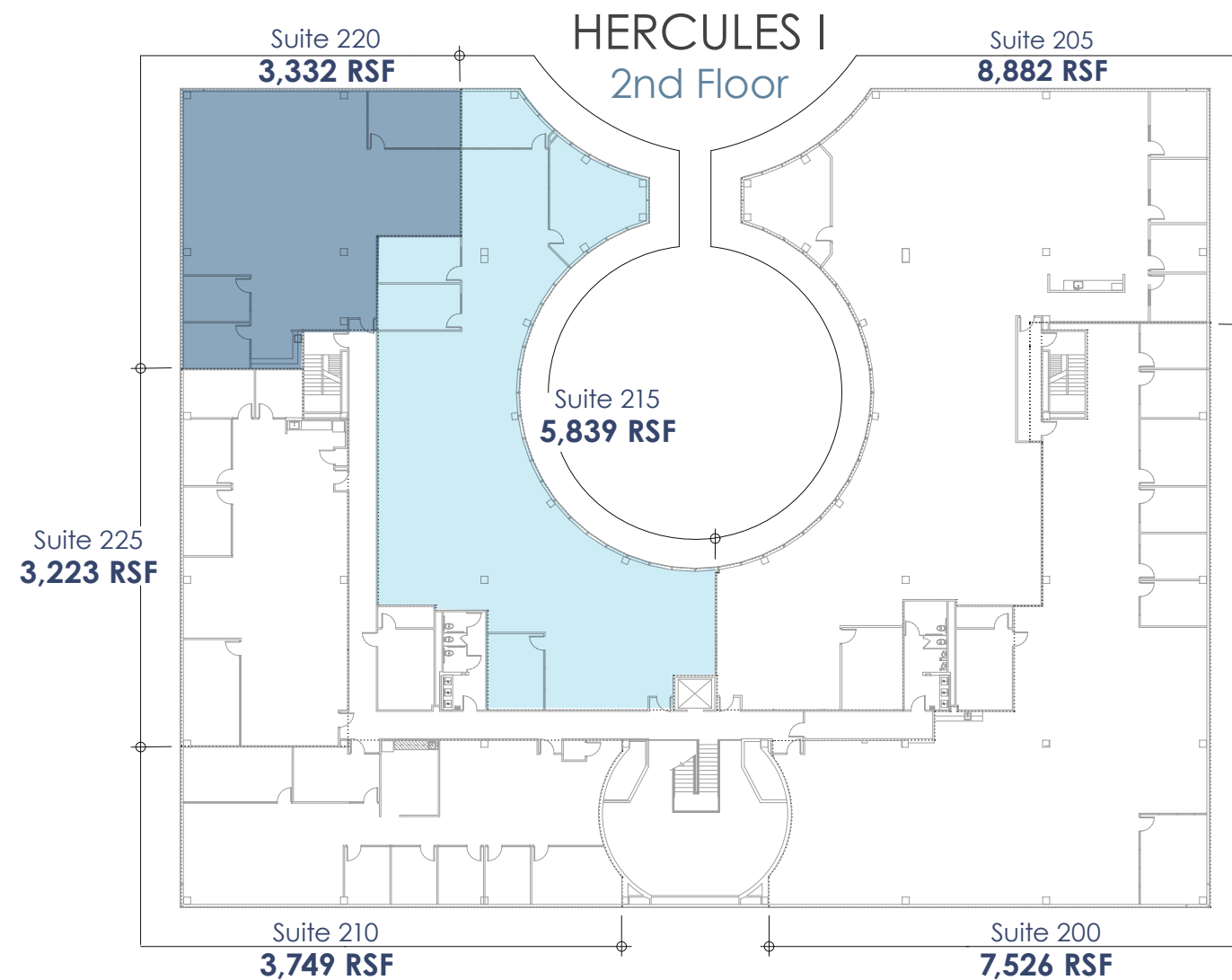
LOCATION



HERCULES I SPEC SUITES

SPEC SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY

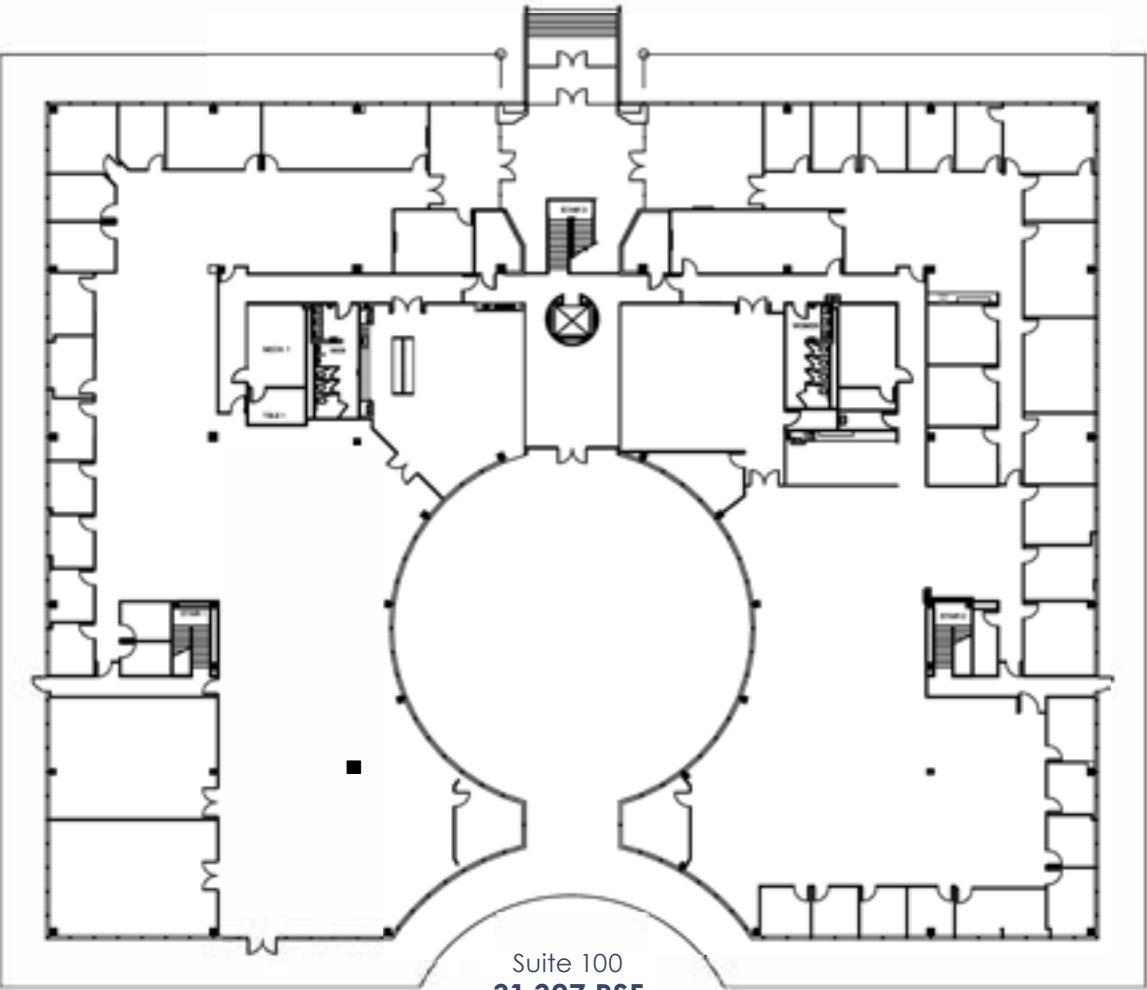
Upgraded Herculite Entry Doors | Glass Front Conference Rooms | Upgraded Carpet Tiles
Open Concept Break Areas | Modern Custom Finishes | Efficient Layouts Ideal for Large Users



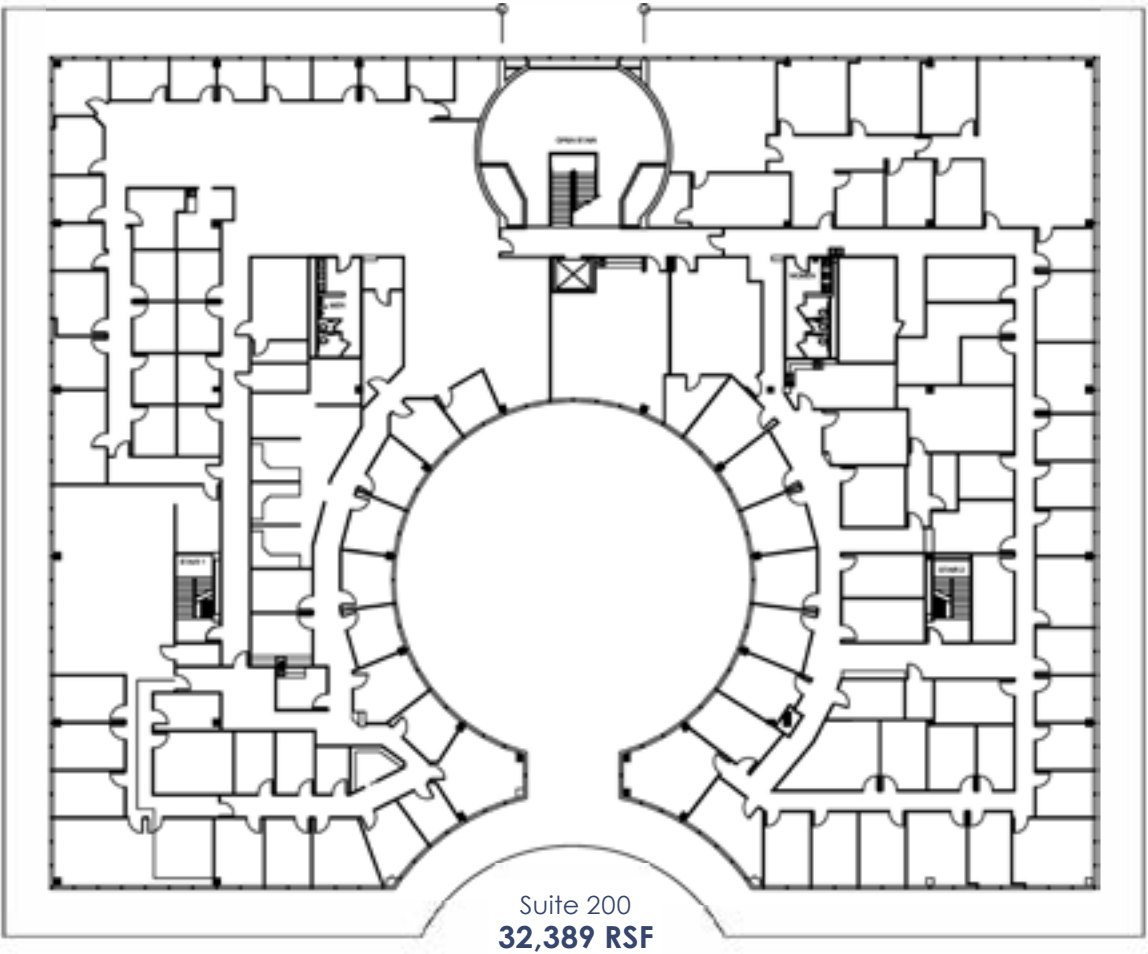
HERCULES II AVAILABILITIES

63,716 RSF AVAILABLE OCTOBER 2024

HERCULES II
1st Floor



HERCULES II
2nd Floor





HERCULES I & II

FOR LEASING INFORMATION, CONTACT:

JACK SCHARNBERG

713.407.8717

Jack.Scharnberg@transwestern.com

LOUANN PEREIRA

713.272.1267

Louann.Pereira@transwestern.com