

CORPORATE PLAZA



2525-2625 BAY AREA BLVD

OFFICE BY THE BAY



CLEAR LAKE'S BEST-IN-CLASS OFFICE CAMPUS

Class A campus

Large block of 55,684 SF immediately available for long-term lease

New institutional ownership

Lobby and common area renovations completed in 2024

Major capital improvements completed:

- Full elevator modernization with new cab finishes
- All new chillers
- New fire controls
- New access system
- Fully stabilized foundations
- Wet seal program underway in both buildings

Upcoming building conference room and tenant lounge

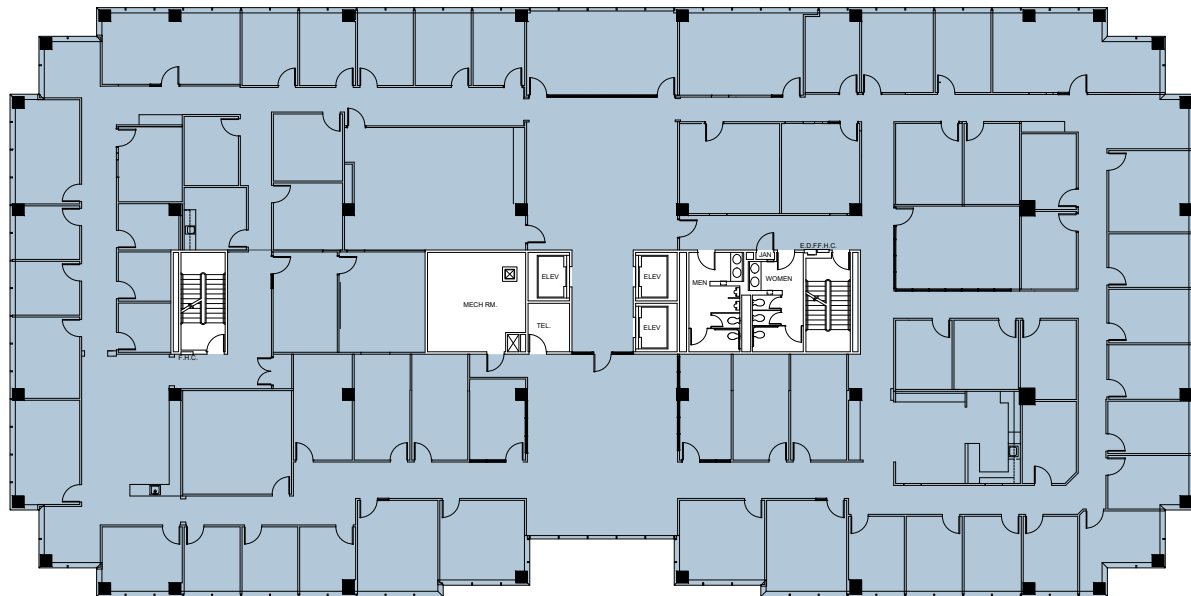
Building signage and naming rights available

Structured 4/1000 garage parking

Tommy's Seafood Restaurant & Oyster Bar on-site

On-site property management & engineering

On-site security (Mon-Thurs 2pm - 7am; Weekends 24 Hours)



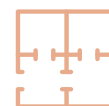
EXAMPLE FLOOR PLATE

Floor 5 - 20,127 RSF Available

ONE CORPORATE PLAZA



2525 BAY AREA BLVD



2
Full Floors Available



114,838 SF
Class A Building



1984 / 2024
Built / Renovated

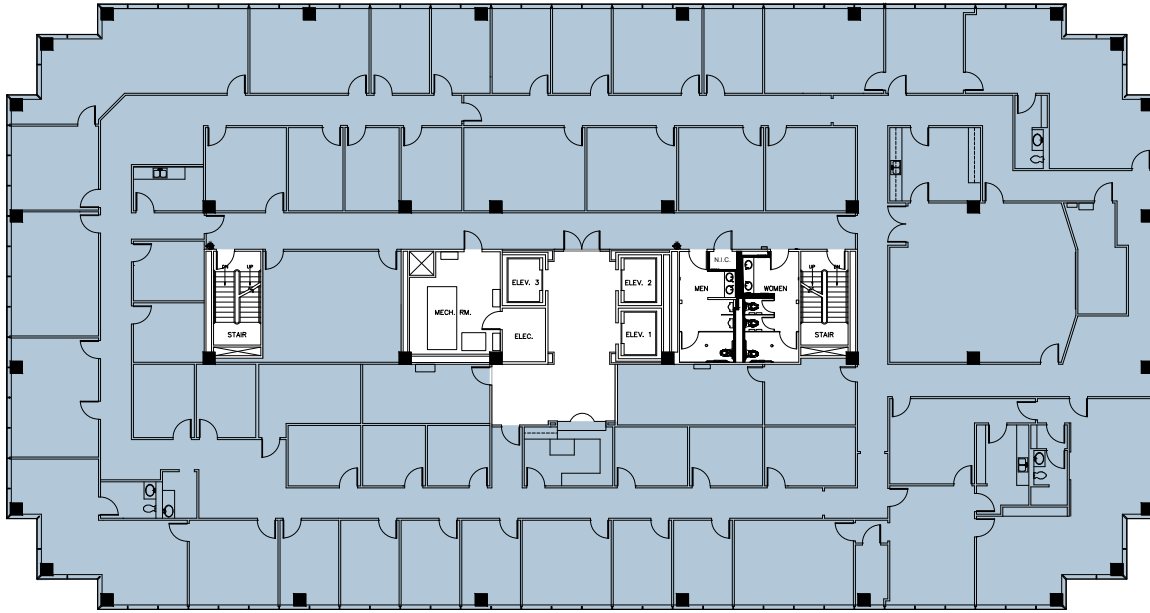


6
Floors



4 / 1000
Parking Ratio



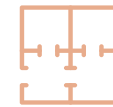


EXAMPLE FLOOR PLATE

Floor 8 - 18,653 RSF Available

TWO CORPORATE PLAZA

2625 BAY AREA BLVD



3
Contiguous Full Floors
Available



163,076 SF
Class A Building



1989 / 2024
Built / Renovated



8
Floors



4 / 1000
Parking Ratio



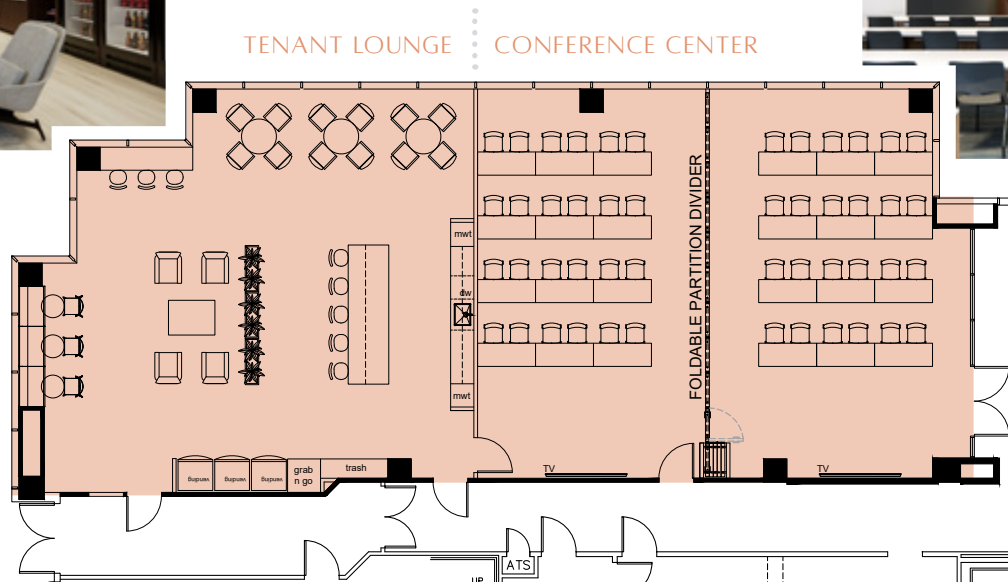
REIMAGINE

Exciting enhancements completed in 2024



CONNECT

New tenant lounge & conference center planned with 48-person capacity



OFFICE BY THE BAY

Prime NASA/Clear Lake Location



- 1 MI to Nasa
- 4 MI to Baybrook Mall
- 14 MI to Hobby Airport
- 20 MI to Downtown Houston



FOR LEASING INFORMATION

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