

**SUBLEASE
OPPORTUNITY
W/ FURNITURE
AVAILABLE**

3,373 RSF

SUBLEASE TERM
EXPIRES 3/31/29

AVAILABLE
WITHIN 60 DAYS

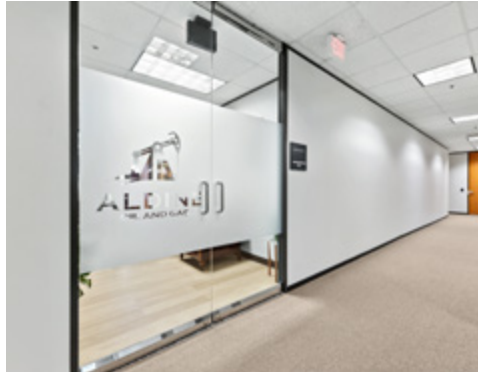
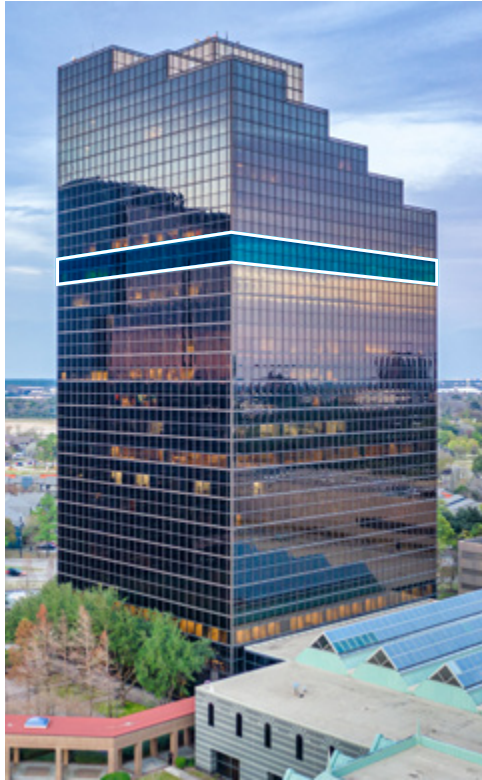


TRANSWESTERN

REAL ESTATE
SERVICES

CityNorth 4, Suite 1620

16945 Northchase Dr, Suite 1620
Houston, TX 77060



Professional, turnkey private office buildout with break room and conference

Space Available

- Suite 1620 - 3,373 RSF

Availability

- Within 60 days

Expiration Date

- March 31, 2029

Sublease Rental Rate

- Negotiable - Make Offer

OpEx

- \$12.82/sf/year - Est. 2025

Parking

- 8 parking spots available for \$425/month

Property Features

- 10,000 SF conference center
- 7,000 SF fitness center
- Third Place - 6,000 SF tenant lounge with golf simulator and putting green, ping pong, pool tables and flat screen TVs
- Connected to Hilton Houston North
- Dedicated, secure parking garages
- 24-hour security
- On-site property management

Leasing Information:

Evelyn Ward, CCIM, SIOR
Avery McGahee

713.270.3352
713.272.1294

Evelyn.Ward@transwestern.com
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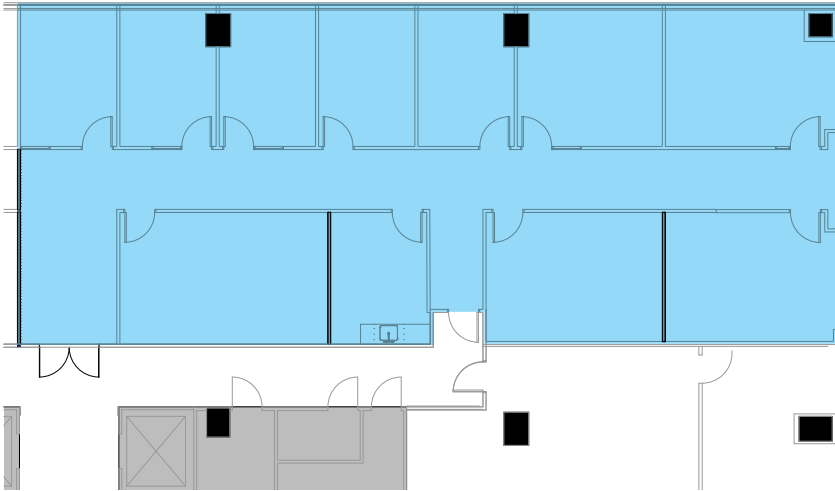
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FLOOR PLAN | SUITE 1620 - 3,373 RSF



Suite Features

- Double herculite entry doors with elevator visibility
- Conference room
- Breakroom with appliances
- Up to 9 private offices
- Most furniture to stay - Confirm details with broker



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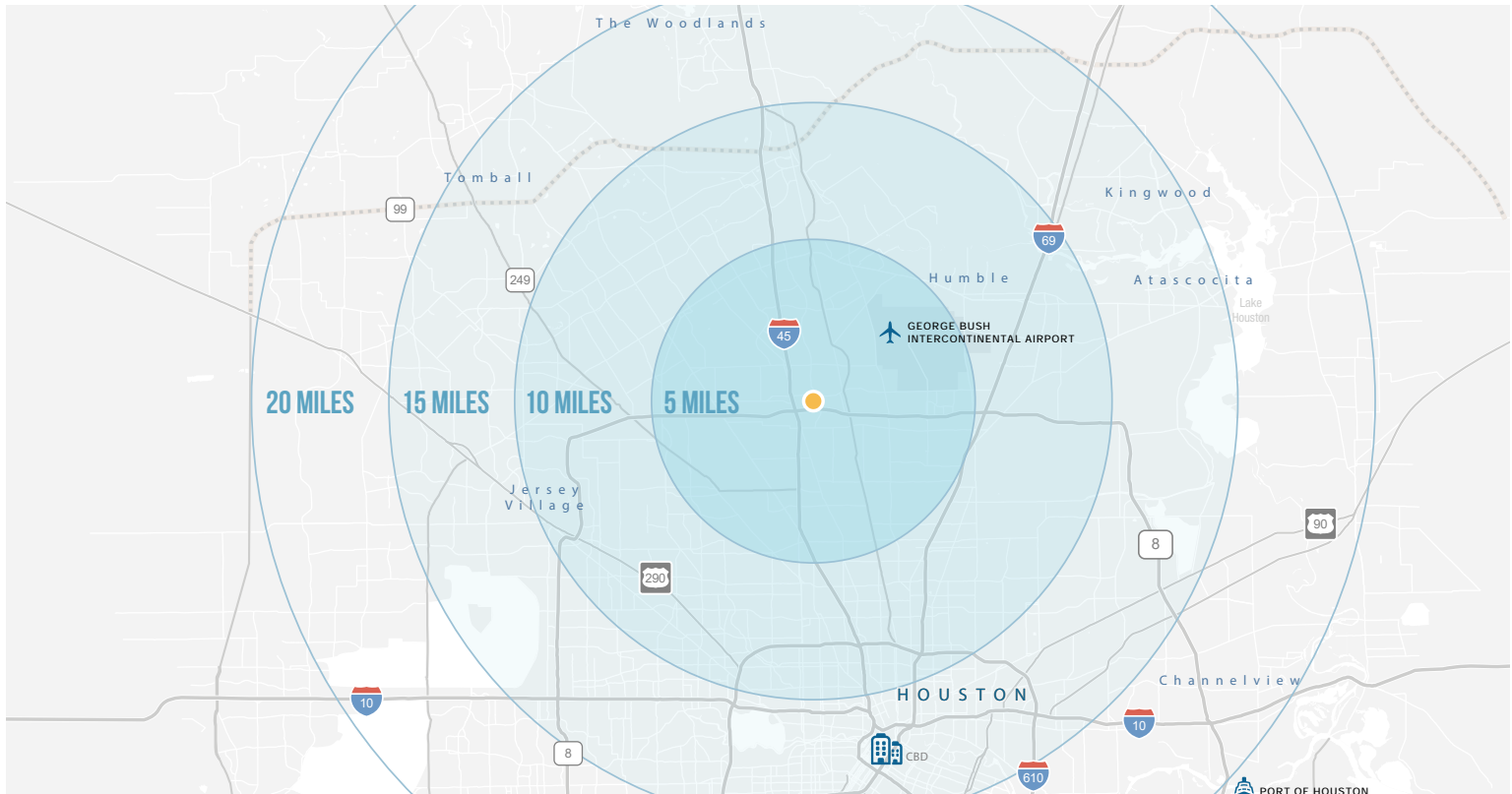


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