Granite Tower at 290

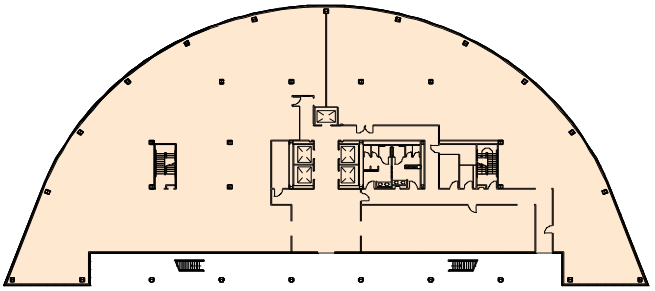
13430 Northwest Frwy
Houston, Texas 77040

Total Building Size:	245,206 sq. ft.
Largest Contiguous Space:	20,909 sq. ft.
Percentage Leased:	71%
Rental Rate:	$11.25 NNN
2010 Operating Expenses:	$8.51
TI Allowance:	Negotiable
Term:	3 - 5 Years
Reserved Garage Parking:	$50.00
Unreserved Garage Parking:	Free of charge

Amenities Include:

- CEL "A-list Award" Winner
- On-site management
- Onsite Building Engineer
- Day Porter
- After hours Cardkey access
- On-site uniformed security
- Digital HVAC controls
- Parking Ratio – 3/1000 SF Leased
- Easy Access to Beltway 8
- Numerous Area Restaurants and Hotels
- Deli

Typical Floor Plate

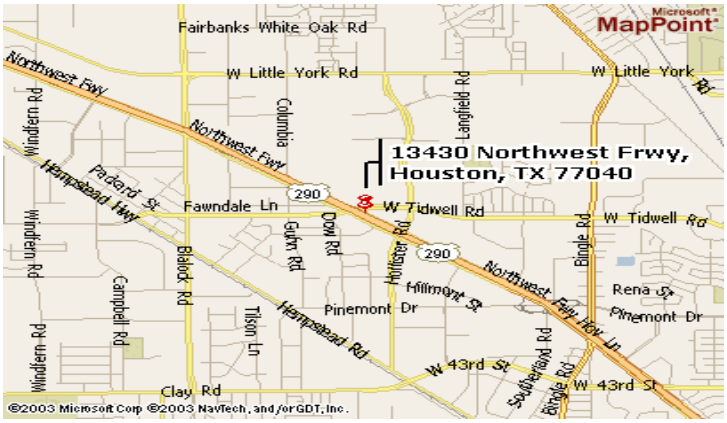


Granite Tower at 290 Floor 01

Available Space

SUITE	SQ. FT.	AVAILABLE
150	2,413	Sublease only $5/sf
200	9,910	Immediately
260	1,949	Immediately
350	14,024	Immediately
425	2,724	Immediately
500	20,909	Immediately
900	18,682	Immediately

Location Map



For further information or to schedule a tour, please contact:

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All information contained herein is believed to be accurate but is not warranted as to the accuracy and may be changed or updated without notice.