

Granite Westchase II



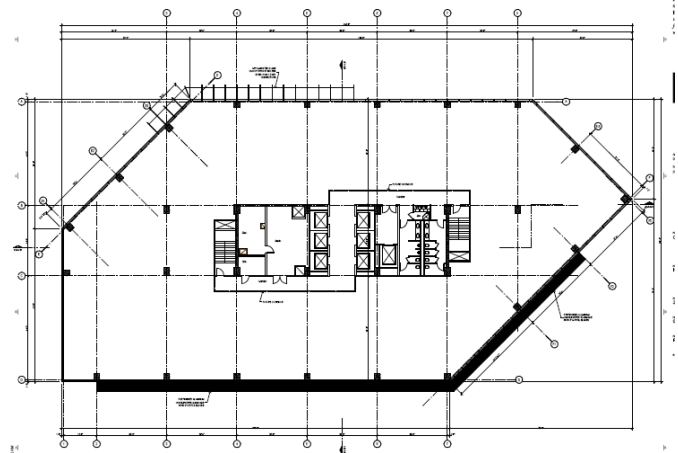
**10350 Richmond Ave.
Houston, Texas 77042**

Total Building Size:	318,551 sq. ft.
Largest Contiguous Space:	10,991 sq. ft.
Percentage Leased:	92%
Rental Rate:	\$23.00 NNN
2010 Operating Expenses:	\$11.06
TI Allowance:	\$30.00
Term:	7 - 10 Years
Reserved Garage Parking:	\$85.00
Unreserved Garage Parking:	\$45.00

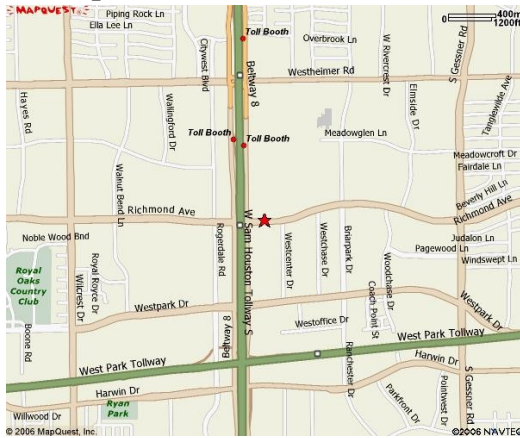
Amenities Include:

- LEED-Certified
- Fitness facility
- Double pane insulated Vericon reflective glass
- Excellent accessibility to Richmond & Beltway 8
- 3/1000 Parking, 100% garage with employees & visitors entering into dramatic 2-story building lobby atrium
- Restaurant
- 24-hour uniformed Security
- 9'0" floor to ceiling heights
- 6 high-speed elevators with separate freight elevator
- On-site management & Building Engineer
- Numerous Area Restaurants & Hotels

Typical Floor Plate



Location Map



Available Space

SUITE	SQ. FT.	AVAILABLE
140	1,795	Immediately
175	1,192	Immediately
275	3,684	Immediately
450	5,738	Immediately
550	10,991	Immediately

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.