

Granite Westchase



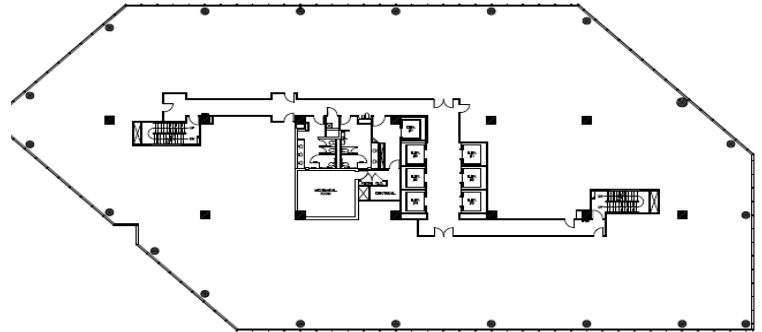
**10370 Richmond Ave.
Houston, Texas 77042**

Total Building Size:	310,296 sq. ft.
Largest Contiguous Space:	22,844 sq. ft.
Percentage Leased:	83%
Rental Rate:	\$19.00 NNN
2010 Operating Expenses:	\$9.24
TI Allowance:	Negotiable
Term:	3+ Years
Reserved Garage Parking:	\$75.00
Unreserved Garage Parking:	\$35.00

Amenities Include:

- CEL "A-list Award" Winner
- Energy Star Award Winner
- On-site, professional management
- On-site Building Engineer
- Day Porter
- After hours Cardkey access
- 24 Hr on-site uniformed security
- On-site Deli
- On-site Fitness facility
- Building Conference Room
- Digital HVAC controls
- Parking Ratio – 3/1000 SF Leased
- Easy Access to Beltway 8
- Numerous Area Restaurants & Hotels

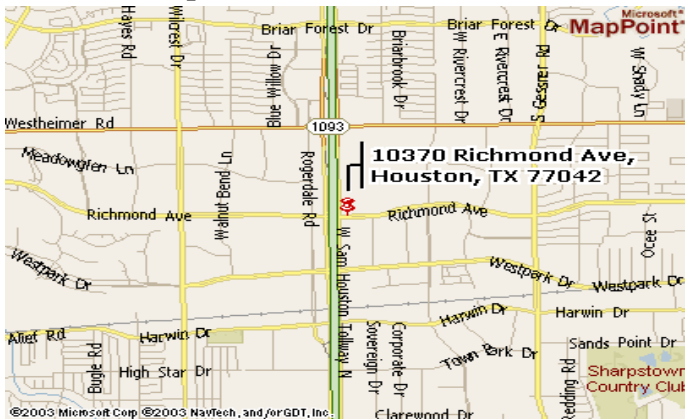
Typical Floor Plate



Available Space

SUITE	SQ. FT.	AVAILABLE
250	6,374	Immediately
400/425	15,366	Immediately
600	22,844	January 1, 2011
770	4,361	January 1, 2011
790	1,542	January 1, 2011
1125	4,086	Immediately
1425	2,536	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.