

Greenbriar Place North



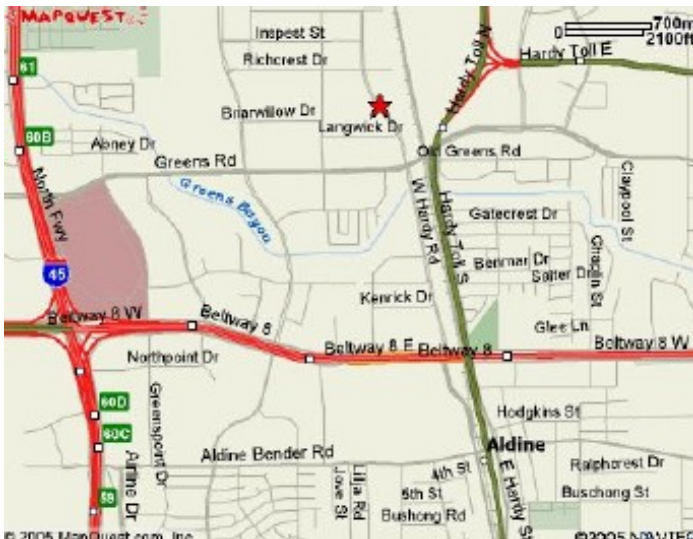
**16420 W. Hardy
Houston, Texas 77060**

Total Building Size:	78,745 sf
Available Space:	35,133 sf
Percentage Leased:	55%
NNN Rental Rate:	\$2.88 (#125) \$3.84 (#200)
2010 Operating Expenses:	\$1.78
TI Allowance:	As-is (#125) \$0.75 psf (#200)
Term:	12 mo. min. (#125) 36 mo. min. (#200)
Load Zone:	Dock-Front
Clear Height:	22'
Sprinkler:	Yes

Amenities Include:

- Dock - Front Loading
- 22' Clear Heights
- Ample Parking
- Easy Access to Hwy 59, Beltway 8, Hardy Toll Rd, and IAH 45
- Corner Suite (#200)
- Short term warehouse storage (#125)

Location Map



#200



Available Space

SUITE	SQ. FT.	SF OFFICE	AVAILABLE
120	6,000	Hot whse only	Immediately
200	29,133	5,525	Immediately

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

Steve Carter - scarter@graniteprop.com - 713-781-8000

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.