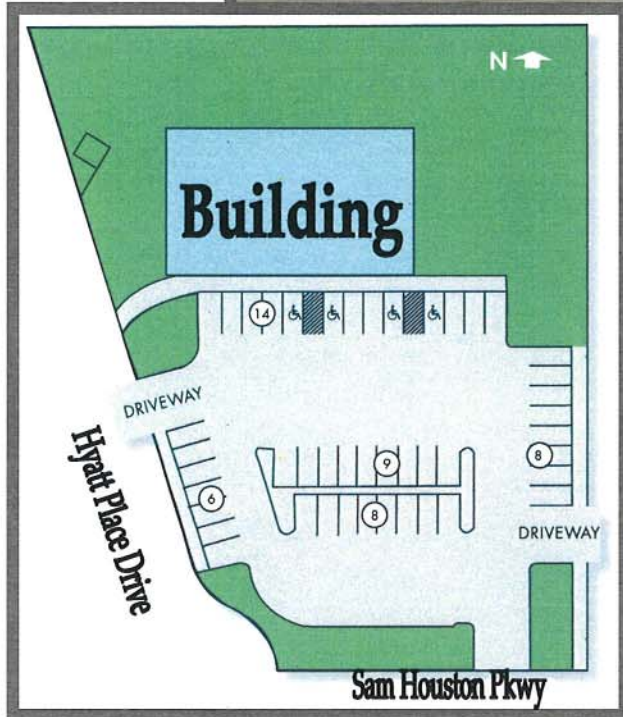


FOR LEASE



- 6,580 SF free-standing building
- Current parking ratio of 6.84 per 1,000 SF
- Currently occupied by FedEx Office with lease expiration of 6/30/10
- Landlord has ability to enlarge and remodel building, add drive-thru lanes, etc. to accommodate new tenant
- Just west of Intercontinental Airport
- In Greenspoint Management District which has more than 18 million SF of office, retail and light industrial space
- Over 70,000 employees work in this area every day
- Home to approximately 97,000 residents

Largest Area Employers Include:

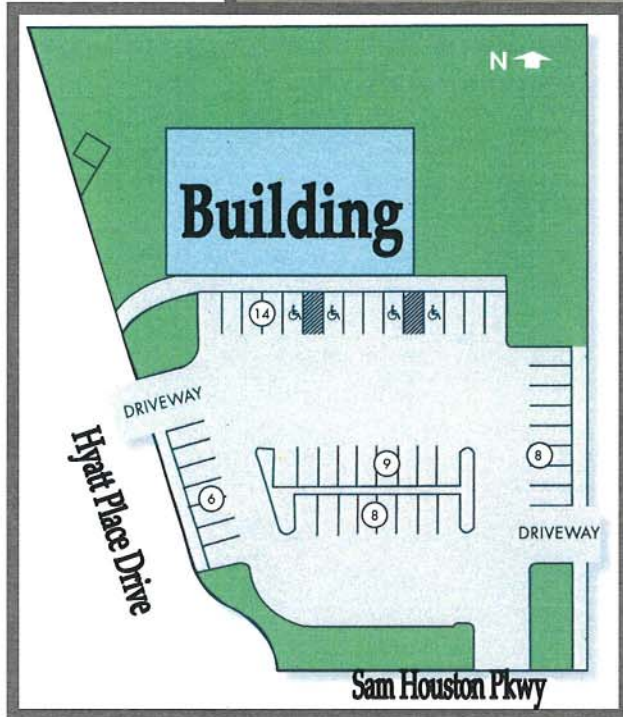
- UPS
- Houston Airport System
- Exxon Mobil
- Smith International
- Baker Hughes
- Continental
- Halliburton
- FMC Technologies



SIMPKINS GROUP

Contact Will Stacy
713.963.0885

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