

FOR LEASE

WESLAYAN TOWER

3,151 - 10,181 SF Office

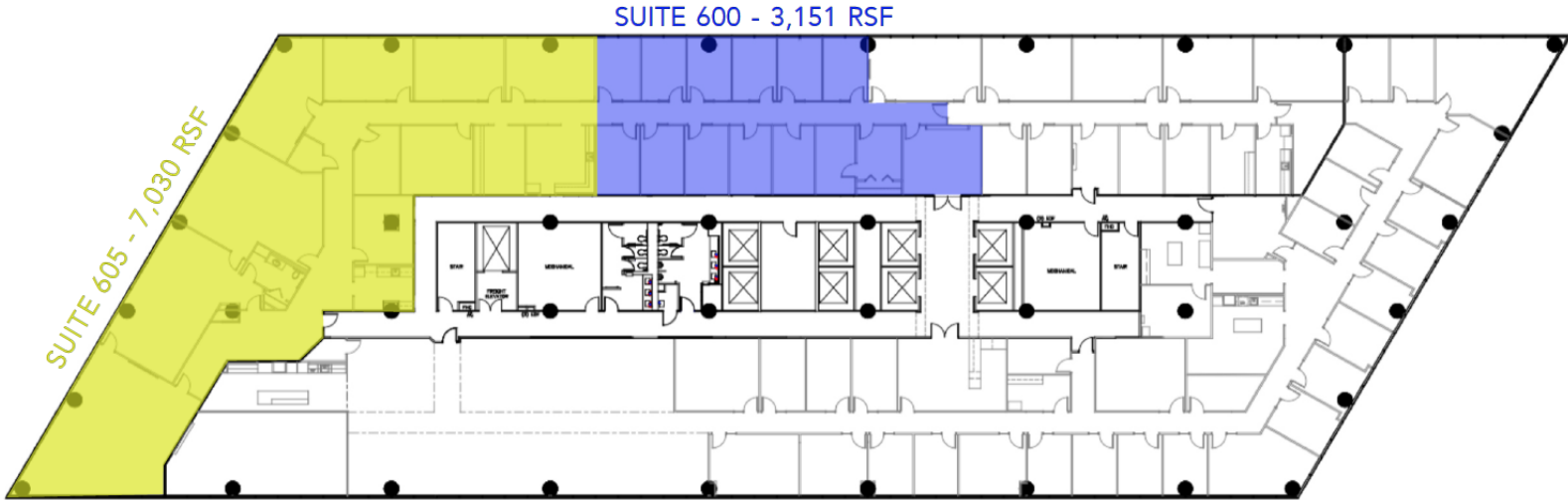
24 Greenway Plaza Houston, TX 77046

RifleCRE

PROPERTY SUMMARY

WESLAYAN TOWER

24 Greenway Plaza, Houston, TX 77046
Office Building For Lease



PROPERTY DESCRIPTION

Fully built out and furnished space on level 6. Divisible space can accommodate a wide variety of tenant requirements.

PROPERTY HIGHLIGHTS

- FITNESS CENTER
- ON-SITE CAFÉ/ CATERING
- CONFERENCE FACILITY
- ENERGY STAR BUILDING
- COVERED PARKING W/ EV CHARGING
- 24/7 SECURITY
- ON-SITE MANAGER
- ON-SITE ENGINEER
- AUTO-DETAILING
- DRY CLEANING
- BANKING

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,151 - 10,181 SF
Availability:	Immediate
Building Size:	509,997 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,247	34,518	76,291
Total Population	19,511	68,656	157,588
Average HH Income	\$135,458	\$159,935	\$145,159

NICK TERRY, CCIM

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RIFLE REAL ESTATE COMPANY

COMMERCIAL TRANSACTION
& ADVISORY SERVICES
2339 Commerce St., Suite 170
Houston, TX 77002



PLANS

WESLAYAN TOWER

24 Greenway Plaza, Houston, TX 77046
Office Building For Lease



LEGEND

Now Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,151 - 10,181 SF	Lease Rate:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Level 6 Sublease - Suite 600 - 3,151 to 10,181 RSF	Now Available	3,151 - 10,181 SF	NNN	\$13.00 SF/yr	Fully built out and furnished sublease space on level 6. Divisible space can accommodate a wide variety of tenant requirements. Primary term runs through September 2028, but sublandlord will entertain shorter term arrangements.

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PLANS

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Level 6 Sublease - Suite 605 - 7,030 RSF	Now Available	7,030 - 10,181 SF	NNN	\$13.00 SF/yr	Fully built out and furnished space on level 6. Divisible space can accommodate a wide variety of tenant requirements.



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ADDITIONAL PHOTOS

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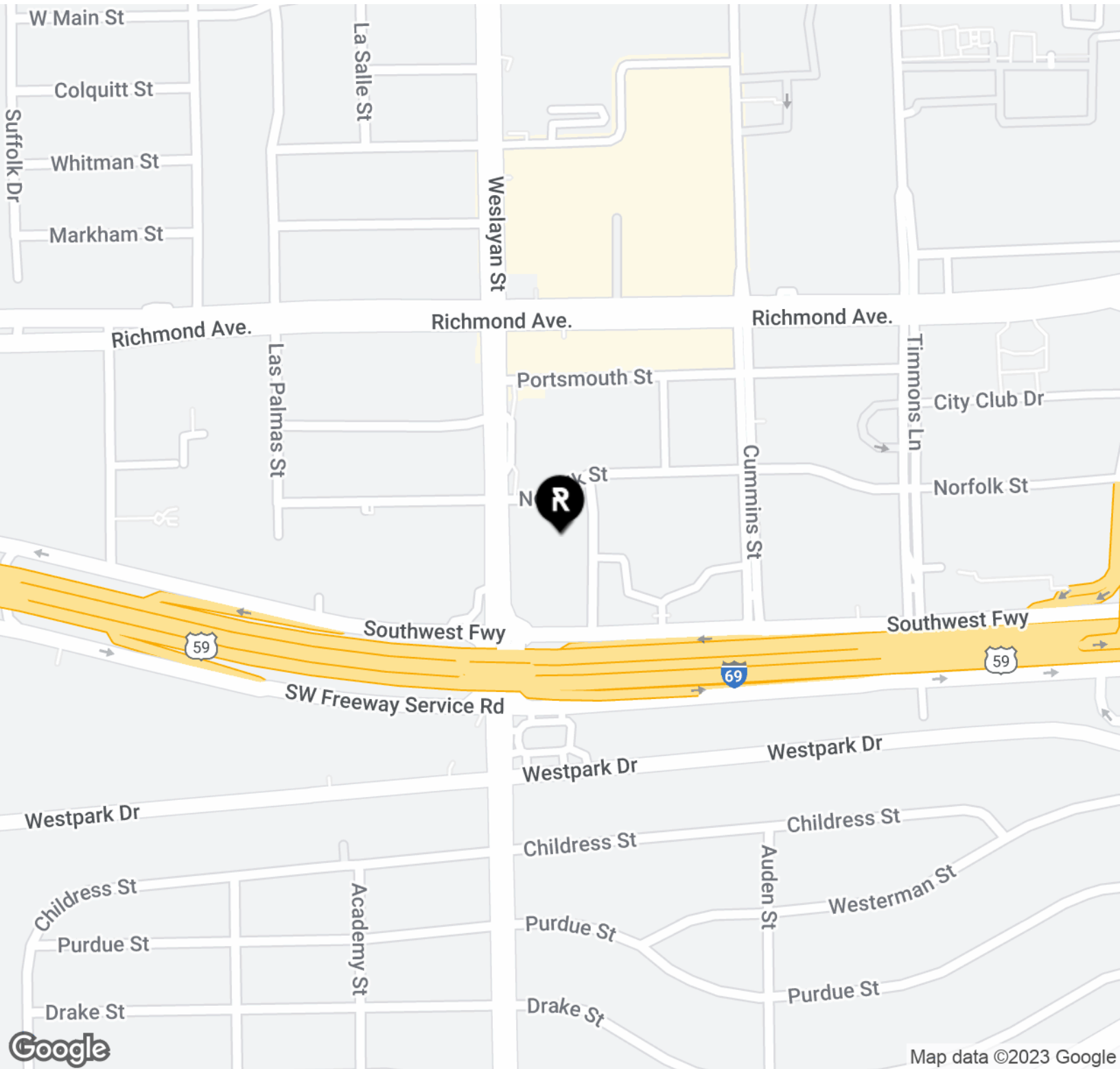


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LOCATION MAP

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