

NEW PREMIER CLASS A SUBLEASE SPACE



2103 CITYWEST BLVD.

HOUSTON, TX 77042

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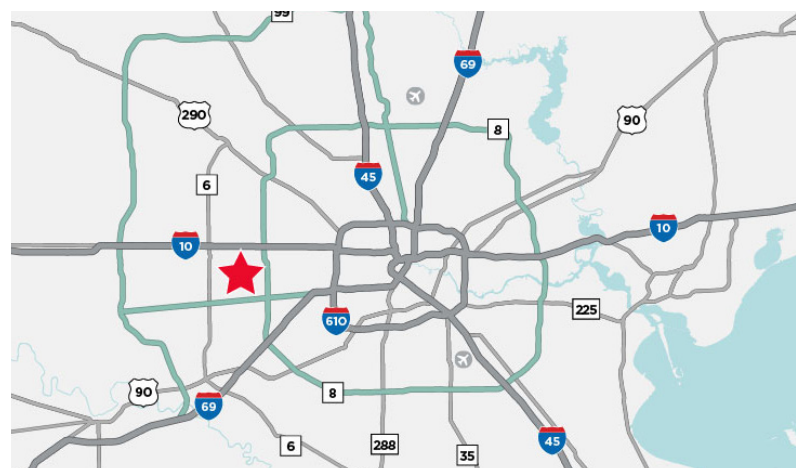


OVERVIEW

2103 CITYWEST BLVD.

PROPERTY OVERVIEW

Premises	Entire 3rd and 4th Floors Suites 300 and 400
Rentable Square Footage (RSF)	Floor 3: 25,272 RSF Floor 4: 25,272 RSF Total 50,544 RSF
Sublease Term	Through October 31, 2031
Parking	1 parking space/285 RSF in the building garage
Possession	Immediate
Property Features	• Furniture available • Private internal stairwell between the floors • Three full service cafeterias within project • Two fitness centers and a basketball court within project • Auto repair and detail service • Cleaners • 24-hour onsite security • Amphitheater within project • Extensive landscaping and outdoor deck • Athletic field within project
"Net" Rates	Negotiable
"Net" Operating Expenses	\$17.01/RSF (2025 Est. by Landlord)



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AMENITIES

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BUILDING FEATURES

- Collaborative work & meeting spaces
- 2 fitness centers with locker rooms
- 3 full-service cafeteria-style restaurants
- Volleyball, basketball & bocce ball courts
- Numerous restaurants & retail amenities
- Security personnel
- 24-hour onsite security



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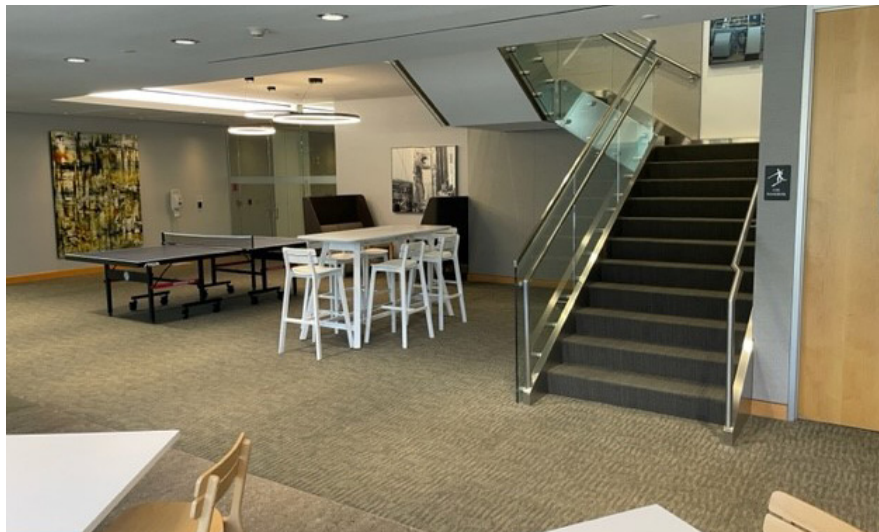
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FLOOR 3

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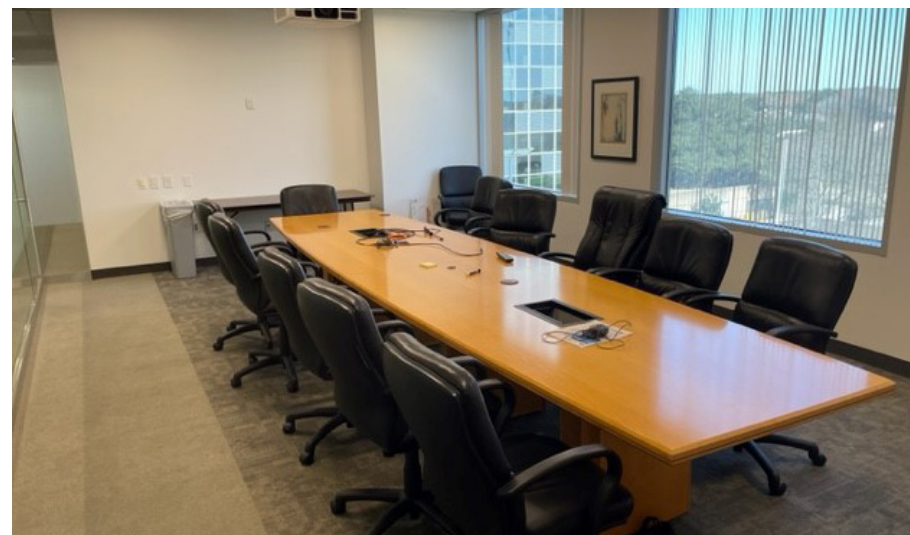
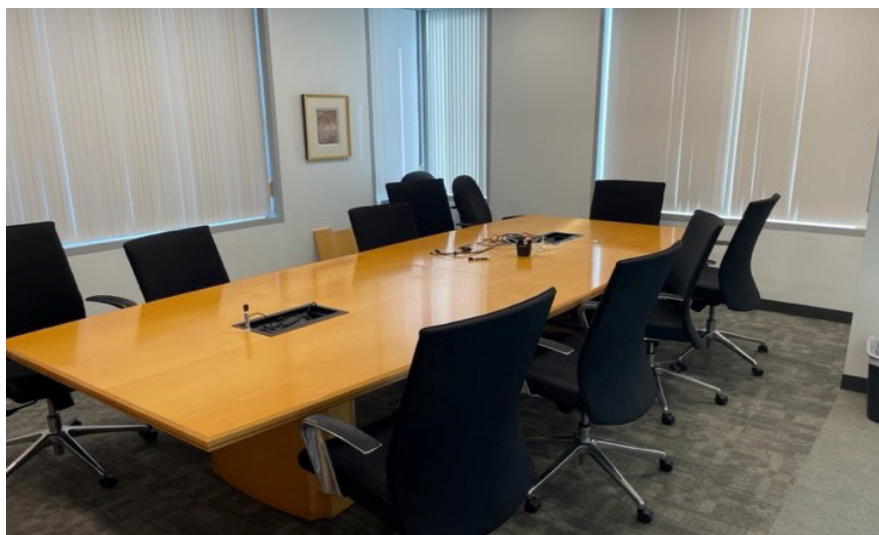
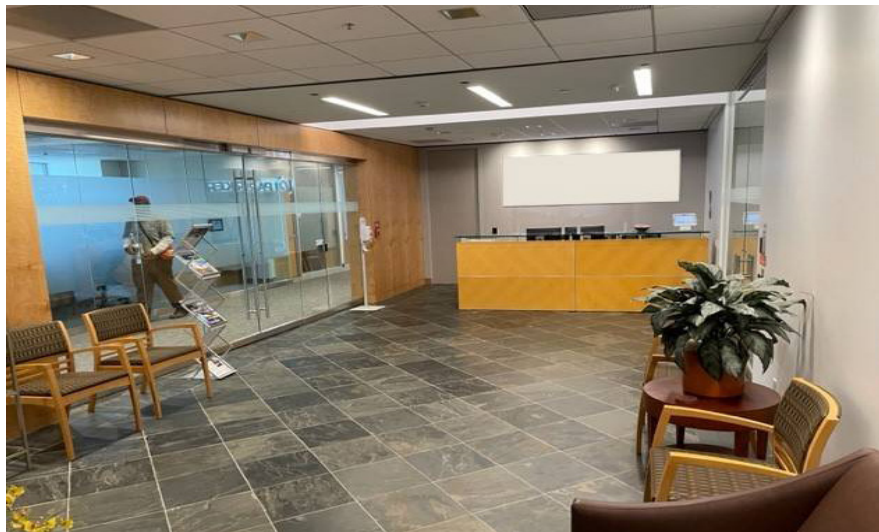
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FLOOR 4

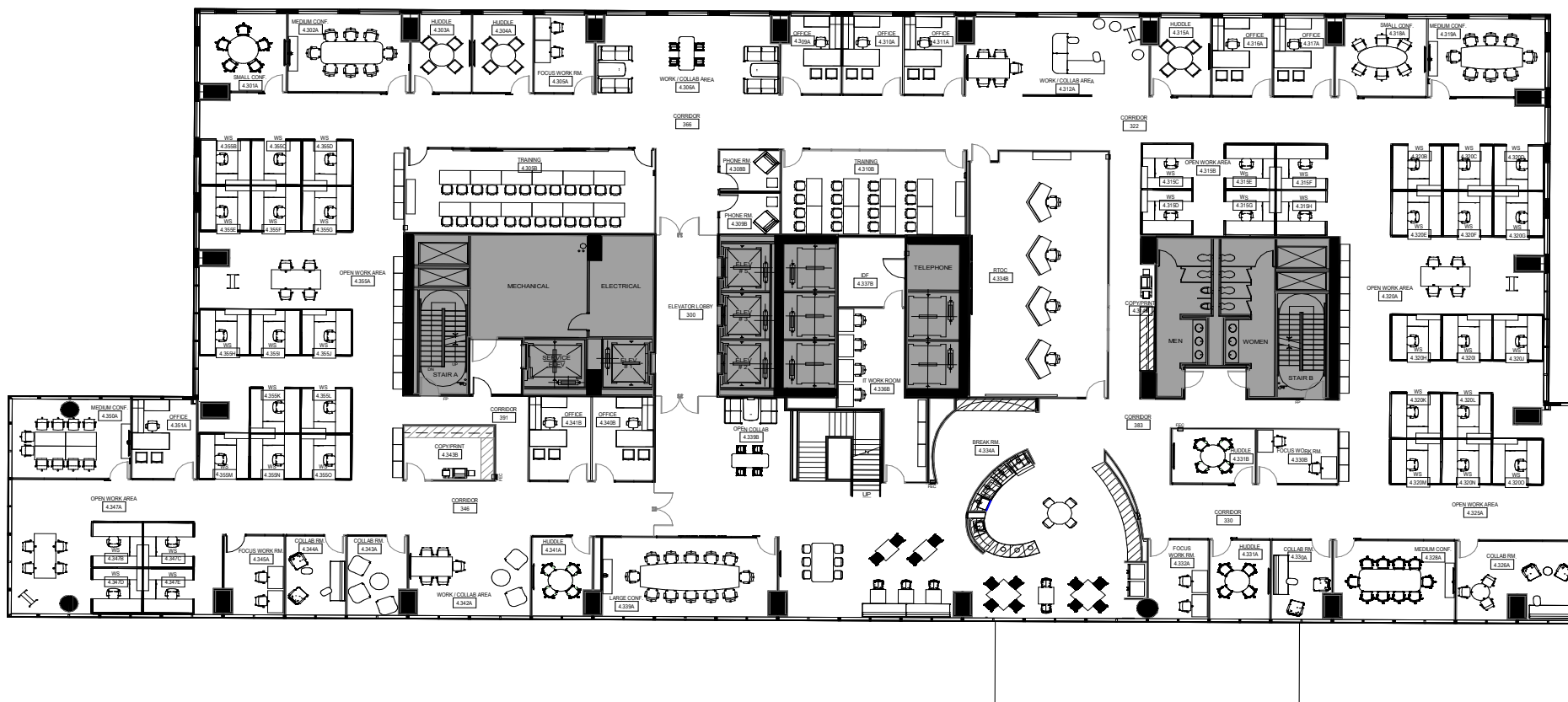
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Floor 4 - 25,272 RSF



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