

High-Quality Boutique Office Building For Lease

81,505 RSF (Suites from 530 – 4,374 RSF)

Move-in Ready Suites Available!

3000 Wesleyan

HOUSTON, TEXAS

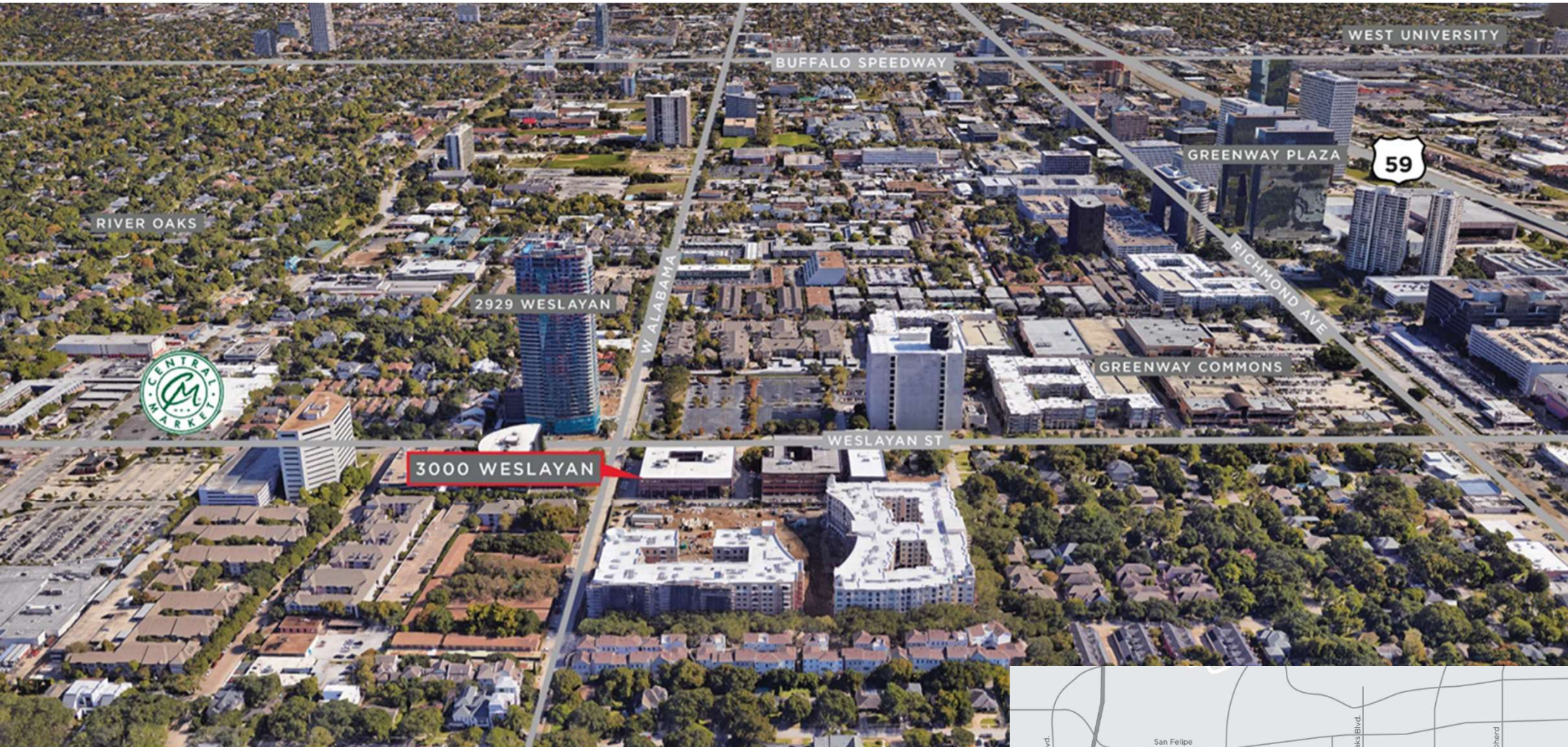


An Excellent Choice

The 3000 Wesleyan property is a 3-story boutique office building offering 81,505 SF, strategically located at the corner of Wesleyan and W. Alabama in the prestigious Upper Kirby area. 3000 Wesleyan is a 24/7 "Live, Work, Play" location within 5-15 minutes walking distance to numerous high-end amenities including Highland Village, H-E-B Central Market, Costco, Greenway Commons, Greenway Plaza, adjacent to the new 2929 Wesleyan luxury residential high-rise and the currently under construction Alexan Lynn Park a four-story podium-style luxury apartment building with restaurants and retail. 3000 Wesleyan is more than a workplace, it is an excellent choice for those entrepreneurs desiring an in-town location at affordable rates with best of class services.

3000 Wesleyan Location Checklist

HOUSTON, TEXAS



Location and Commuting Advantages

- Strategically located in the heart of the Upper Kirby District within minutes of such prestigious neighborhoods as: River Oaks, West University, Avalon Place, etc.
- Employee-friendly commuting and easily accessible to Highway 59 and Loop 610
- Approximately 10-minutes to the Galleria and 15-minutes to the CBD
- 30-minute commute to both George Bush and Hobby airports
- Convenient walkable access to numerous high-end residential, retail and restaurant options



Property Profile

LOCATION	Upper Kirby District at the corner of Wesleyan and West Alabama
MANAGEMENT	Cushman & Wakefield - onsite
BUILDING SIZE	81,505 RSF (15.15% Add-on factor)
STORIES	3
YEAR BUILT	1979
YEAR RENOVATED	2020
BUILDING HOURS	7:00 AM – 6:00 PM Monday - Friday 8:00 AM – 2:00 PM Saturday (current after-hours HVAC - \$40/hour)
ELEVATORS	2 Passenger
TELECOM	AT&T Fiber, Comcast Cable, etc.
SECURITY	Security personnel patrol 3:00 PM – 11:00 PM Monday - Friday 9:00 AM – 2:00 PM Saturday
PARKING	3/1,000 RSF parking with direct elevator access to all building floors
DRIVE-UP PARKING	Complementary visitor/surface parking
GARAGE RESERVED	\$65.00/space/month
GARAGE UNRESERVED	\$45.00/space/month
UNRESERVED / VISITOR	Free
FEATURES AND AMENITIES	Rectangular geometry offering efficient, flexible planning and interior design Comfortable partially covered patio/courtyard On-site property management and engineering Tenant Conference Room Electronic card-key for after-hours access



Lease Economics & Availabilities

AVAILABILITIES FROM	530 to 4,374 RSF
TERM	3 – 5 years
OCCUPANCY	Move-in Ready Spaces Available
RENTAL RATE	\$16.00 Triple Net
2024 ESTIMATED OPEX	\$12.06/RSF
T.I. ALLOWANCE	Negotiable

3000 Wesleyan Building Upgrades and Renovations

HOUSTON, TEXAS



Property Renovations

Extensive renovations have been completed at 3000 Wesleyan polishing up an architectural gem to today's standards.

Overview of Major Upgrades & Renovations

- Elevator Lobbies and Common Area Corridors have received a face lift reflecting a modern and brighter look.
- New LED lighting and controls have been installed throughout the entire building and parking garage including Tenant spaces. Greater energy efficiencies and brighter illumination.
- All Building HVAC units have been replaced with High Efficient Carrier Weather Maker Series featuring Greenspeed Intelligence. The units are equipped with variable speed technology, adaptable compression system and advanced humidity controls meeting ASHRAE Standard 90.1 providing greater Tenant comfort in the hot and humid climate of Houston.
- New Building Automation System with digital sensors that optimise energy efficiency, building comfort and Tenant convenience. The system uses BACnet technology allowing for real-time control of the entire HVAC system onsite or remotely via smart device.
- Replaced and upgraded the Building Security access and camera systems.
- Wet sealing of the Building's window system and application of a new innovative weather resistance elastomeric coating to the building.



For leasing information, please contact:

William (Bill) Stone, RPA

Director

Direct: +1 (713) 331 1733

Mobile: +1 (713) 419 3573

bill.stone@cushwake.com