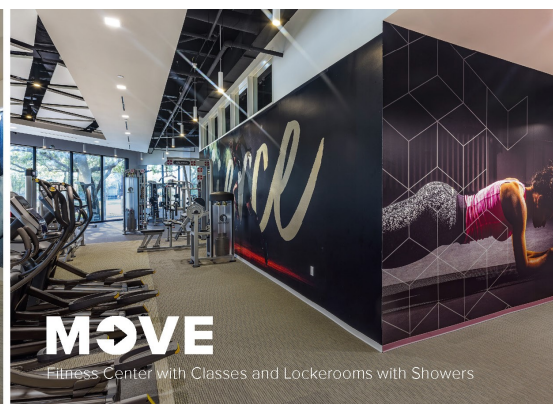


Granite

THREE ELDRIDGE



evolve
by Granite

737 N Eldridge Parkway
Houston, TX 77079

RENTAL RATE
\$24.00 NNN w/ \$0.50
annual increases

OPERATING EXPENSES
\$10.04/RSF

GARAGE PARKING
\$75 Reserved
\$35 Unreserved
Free Visitor Parking

PARKING RATIO
3/1000

LEASING INFO

Jon Dutton, 713-800-9521
jdutton@graniteprop.com

Steve West, 713-781-8000
swest@graniteprop.com

eldridgehouston.com

Fitness Center with
Bicycle Room

Conference
Center

Renovated
Lobbies

On-site Daily
Food Offerings

Nearby Restaurants
and Shopping

LEED
Certified

Attached Parking
Garage, 3:1000 Ratio

Nearby Running
and Biking Trails

Enhanced Access with
Eldridge/ Memorial Project

Panoramic Views

Single Tenant
Opportunity

Immediate Access to
I-10 and Memorial Drive

On-site Customer
Centric Service

together we
connect
Customer
Programming

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.