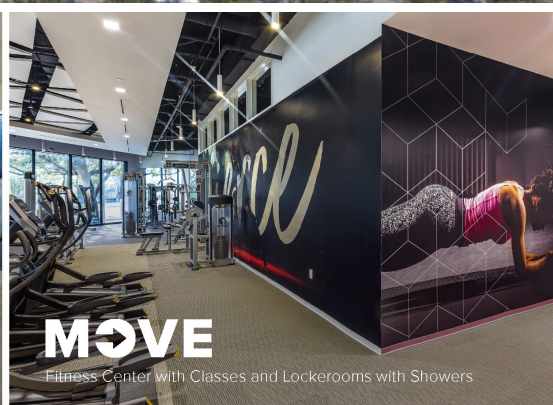


ONE & TWO ELDRIDGE



evolve
by Granite

757 & 777 N Eldridge Parkway
Houston, TX 77079

RENTAL RATE
\$21.00 NNN w/ \$0.50
annual increases

OPERATING EXPENSES
ONE ELDRIDGE \$10.31/RSF
TWO ELDRIDGE \$10.39/RSF

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

PARKING RATIO
3/1000

LEASING INFO

Jon Dutton, 713-800-9521
jdutton@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



Immediate Access to
I-10 and Memorial Drive



Locker Rooms
with Showers



On-site Customer
Centric Service



Customer
Programming