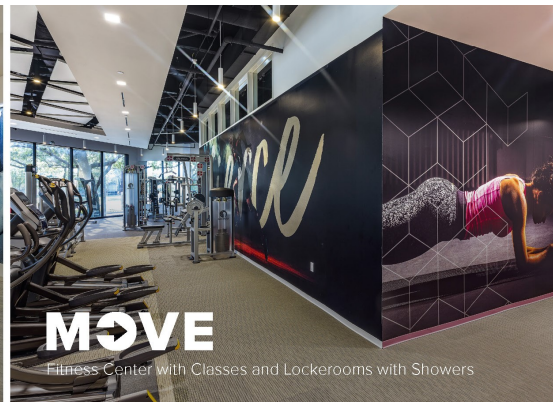


Granite

THREE ELDRIDGE



evolve
by Granite

737 N Eldridge Parkway
Houston, TX 77079

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

OPERATING EXPENSES
\$9.86/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
- Single Tenant Opportunity
- Immediate Access to I-10 and Memorial Drive
- On-site Customer Centric Service
- 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.