

THE STUDIOS AT EAST RIVER

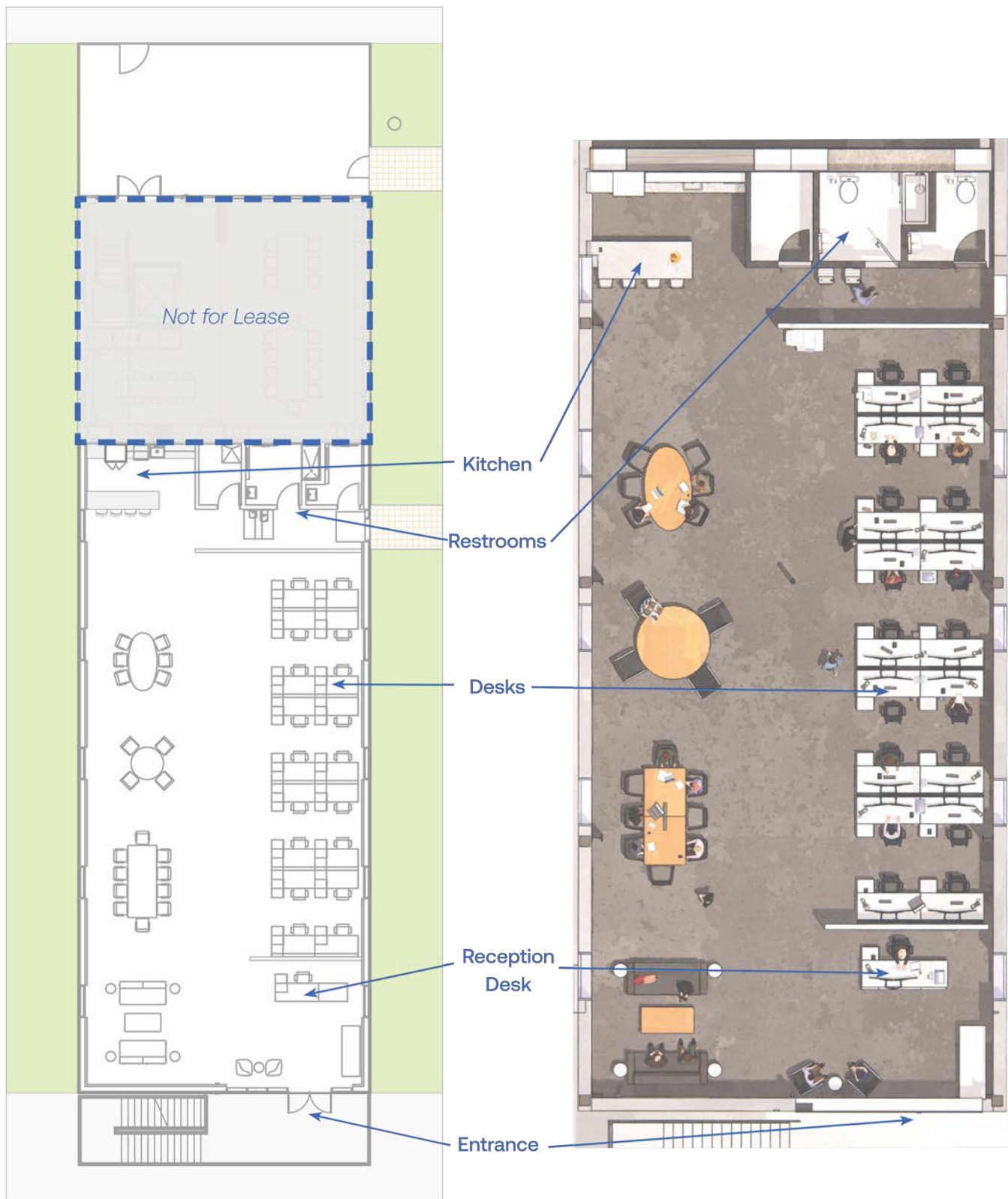
2850 Clinton Drive
Houston, TX 77020

*3,380 RSF of Move-In Ready
Creative Office Space*

FOR LEASE



MOVE-IN READY CREATIVE OFFICE



3,380 RSF
Ground Floor



14'6" Ceilings



Enhanced Facade

Property Highlights

- Connected to restaurants, retail, and entertainment
- The Studios are built for inventors, builders, creators, and connectors
- Mixed use spaces along Buffalo Bayou's hike and bike trail
- Connected to 500 miles of city bike lanes
- Bike racks and showers
- Surrounded by acres of activated green space
- Easily accessible by interstate 10, 69, and 45
- Supporting sustainability through a partnership with LEED Leadership in Energy and Environmental Design, the International WELL Building Institute, and WiredScore at East River

Quoted Economics

- Net Rental Rate: \$30.00/RSF with 2% annual increases
- 2023 Estimated OPEX: \$16.25/RSF
- Parking: 3/1,000 at no charge

Space Highlights

- Upgraded creative office suite with 14'6" ceilings
- Abundance of natural light
- Abundant on-street parking directly adjacent to building







*Office Location in
East River Houston*

3,380 RSF of Move-In Ready Creative Office Space EAST RIVER HOUSTON



For more information, please contact:

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