

OAR



REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES

RETAIL CENTER FOR LEASE ROWLETT CENTER

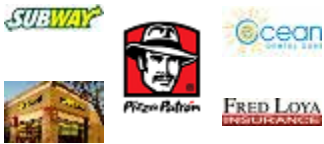
11400 GULF FWY., HOUSTON, TX 77034



PROPERTY OVERVIEW

- Rowlett Center is a newly built, 14,725 SF center, full of national and regional credit tenants.

- Other Tenants include:



- 4,547 contiguous SF available
 - Base Rent - Call for pricing!
 - NNN - \$8.65/SF/YR
 - Shell space
 - 60 month lease

- Parking ratio: 4/1,000



Total Population

1 Mile	3 Mile	5 Mile
19,530	120,511	291,874

Avg HH Income

1 Mile	3 Mile	5 Mile
\$49,041	\$57,978	\$58,414

Traffic Counts

I-45 North of Almeda Genoa	231,080
I-45 South of Almeda Genoa	221,540

Contact:

Tim Wylie

Vice President - Project Leasing

Tim@OARpartners.com

P) 281.988.5445

C) 832.293.9368

OAR Realty Partners

14811 St. Mary's Lane

Suite 100

Houston, Texas 77079