

FOR LEASE

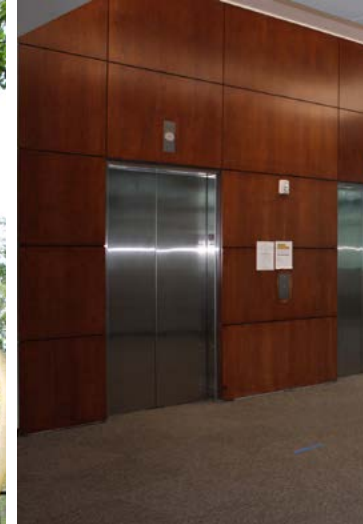
# HERITAGE PARK

390 BENMAR



**FULLY FURNISHED PLUG & PLAY OFFICE BUILDING WITH FULL REDUNDANCY**







# WELCOME

## TO 390 BENMAR



### **FULLY FURNISHED PLUG & PLAY OFFICE SPACE AVAILABLE FOR LEASE**

104,480 RSF Office in North Houston District

Gated parking

Multiple conference and training rooms

Fitness center with locker rooms and showers

CAT6 cabling throughout

Generator and UPS battery back-up for entire building

Redundant fiber

Large floor plates

Signage opportunities available

Abundant dining and hotels in the area

Great location for ingress and egress





# LOCATION

## Dining:

IHOP  
Anthony's Pizza  
Asiana Garden Restaurant  
Bonfire Wings  
Cajun Town Cafe  
Canton Chinese Restaurant  
Chef Lin's Hunan Yuan  
Chili's Bar and Grill  
China Border  
China Buffet Restaurant  
Denny's  
East Mesquite Grill  
El Papaturro  
Ichibon Japanese  
Indian Grill  
Jalisco Mexican Food  
Jimmy G's Cajun Seafood Restaurant  
Jimmy John's  
Maine-ly Sandwiches  
Mambo Seafood Market  
Monterey's Little Mexico

Moon Palace Restaurant  
Ostioneria Michoan  
Panda Express  
Pappas Seafood House  
Pho Houston  
Piazza Cafe  
Prescott Grill - Marriott North Greenspoint  
Rico's Mexican Cafe  
Rising Roll Gourmet  
Schlotzsky's Deli  
SGorditas Jalisco  
Smoothie King  
Starbucks  
Super Chicken  
Taco Cabana  
Tacos de Julio III  
Tacos Ole  
Tampico Seafood & Cocina Mexicana  
Uncle Tong's Chinese Restaurant  
Waffle House

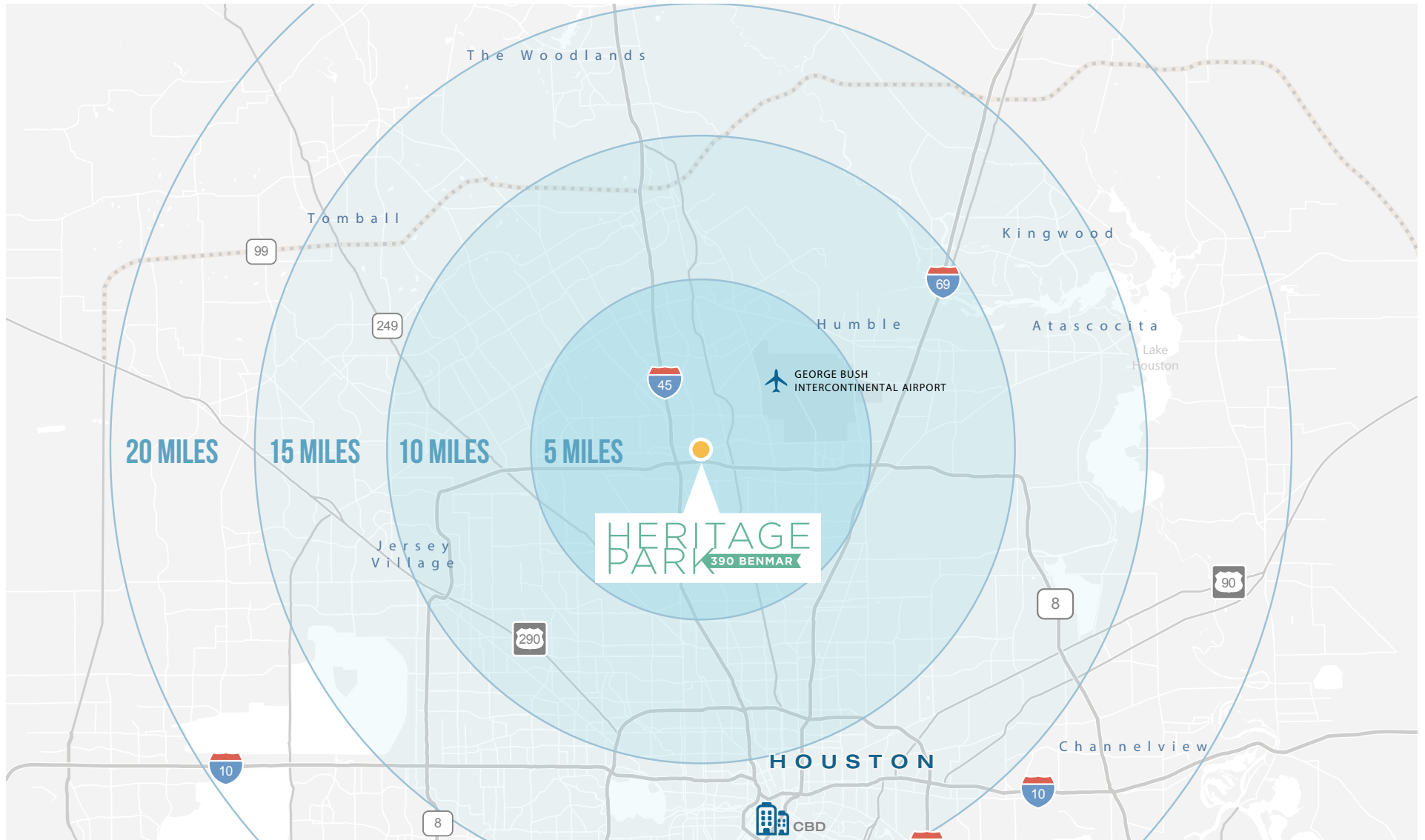
## Hospitality:

Hilton Houston North  
Houston Marriott North  
Hyatt Place Bush  
Intercontinental Airport  
Hyatt North Houston

Residence Inn Houston at Intercontinental Airport  
Park Inn by Radisson Baymont Inn & Suites  
Quality Inn & Suites



# ACCESS



# 1ST FLOOR WEST



- Conference
- Kitchen
- Restrooms

# 1ST FLOOR EAST



- Conference
- Kitchen
- Restrooms & lockers/showers adjacent to gym
- Full service gym & aerobic room
- UPS & backup generation equipment for full building redundancy
- Raised floor area

The floor plan shows a building layout with the following rooms and features:

- Offices:** Multiple small offices (e.g., OFFICE 00.001, 00.002, 00.003, 00.004, 00.005, 00.006, 00.007, 00.008, 00.009, 00.010, 00.011, 00.012, 00.013, 00.014, 00.015, 00.016, 00.017, 00.018, 00.019, 00.020, 00.021, 00.022, 00.023, 00.024, 00.025, 00.026, 00.027, 00.028, 00.029, 00.030, 00.031, 00.032, 00.033, 00.034, 00.035, 00.036, 00.037, 00.038, 00.039, 00.040, 00.041, 00.042, 00.043, 00.044, 00.045, 00.046, 00.047, 00.048, 00.049, 00.050, 00.051, 00.052, 00.053, 00.054, 00.055, 00.056, 00.057, 00.058, 00.059, 00.060, 00.061, 00.062, 00.063, 00.064, 00.065, 00.066, 00.067, 00.068, 00.069, 00.070, 00.071, 00.072, 00.073, 00.074, 00.075, 00.076, 00.077, 00.078, 00.079, 00.080, 00.081, 00.082, 00.083, 00.084, 00.085, 00.086, 00.087, 00.088, 00.089, 00.090, 00.091, 00.092, 00.093, 00.094, 00.095, 00.096, 00.097, 00.098, 00.099, 00.100, 00.101, 00.102, 00.103, 00.104, 00.105, 00.106, 00.107, 00.108, 00.109, 00.110, 00.111, 00.112, 00.113, 00.114, 00.115, 00.116, 00.117, 00.118, 00.119, 00.120, 00.121, 00.122, 00.123, 00.124, 00.125, 00.126, 00.127, 00.128, 00.129, 00.130, 00.131, 00.132, 00.133, 00.134, 00.135, 00.136, 00.137, 00.138, 00.139, 00.140, 00.141, 00.142, 00.143, 00.144, 00.145, 00.146, 00.147, 00.148, 00.149, 00.150, 00.151, 00.152, 00.153, 00.154, 00.155, 00.156, 00.157, 00.158, 00.159, 00.160, 00.161, 00.162, 00.163, 00.164, 00.165, 00.166, 00.167, 00.168, 00.169, 00.170, 00.171, 00.172, 00.173, 00.174, 00.175, 00.176, 00.177, 00.178, 00.179, 00.180, 00.181, 00.182, 00.183, 00.184, 00.185, 00.186, 00.187, 00.188, 00.189, 00.190, 00.191, 00.192, 00.193, 00.194, 00.195, 00.196, 00.197, 00.198, 00.199, 00.200, 00.201, 00.202, 00.203, 00.204, 00.205, 00.206, 00.207, 00.208, 00.209, 00.210, 00.211, 00.212, 00.213, 00.214, 00.215, 00.216, 00.217, 00.218, 00.219, 00.220, 00.221, 00.222, 00.223, 00.224, 00.225, 00.226, 00.227, 00.228, 00.229, 00.230, 00.231, 00.232, 00.233, 00.234, 00.235, 00.236, 00.237, 00.238, 00.239, 00.240, 00.241, 00.242, 00.243, 00.244, 00.245, 00.246, 00.247, 00.248, 00.249, 00.250, 00.251, 00.252, 00.253, 00.254, 00.255, 00.256, 00.257, 00.258, 00.259, 00.260, 00.261, 00.262, 00.263, 00.264, 00.265, 00.266, 00.267, 00.268, 00.269, 00.270, 00.271, 00.272, 00.273, 00.274, 00.275, 00.276, 00.277, 00.278, 00.279, 00.280, 00.281, 00.282, 00.283, 00.284, 00.285, 00.286, 00.287, 00.288, 00.289, 00.290, 00.291, 00.292, 00.293, 00.294, 00.295, 00.296, 00.297, 00.298, 00.299, 00.300, 00.301, 00.302, 00.303, 00.304, 00.305, 00.306, 00.307, 00.308, 00.309, 00.310, 00.311, 00.312, 00.313, 00.314, 00.315, 00.316, 00.317, 00.318, 00.319, 00.320, 00.321, 00.322, 00.323, 00.324, 00.325, 00.326, 00.327, 00.328, 00.329, 00.330, 00.331, 00.332, 00.333, 00.334, 00.335, 00.336, 00.337, 00.338, 00.339, 00.340, 00.341, 00.342, 00.343, 00.344, 00.345, 00.346, 00.347, 00.348, 00.349, 00.350, 00.351, 00.352, 00.353, 00.354, 00.355, 00.356, 00.357, 00.358, 00.359, 00.360, 00.361, 00.362, 00.363, 00.364, 00.365, 00.366, 00.367, 00.368, 00.369, 00.370, 00.371, 00.372, 00.373, 00.374, 00.375, 00.376, 00.377, 00.378, 00.379, 00.380, 00.381, 00.382, 00.383, 00.384, 00.385, 00.386, 00.387, 00.388, 00.389, 00.390, 00.391, 00.392, 00.393, 00.394, 00.395, 00.396, 00.397, 00.398, 00.399, 00.400, 00.401, 00.402, 00.403, 00.404, 00.405, 00.406, 00.407, 00.408, 00.409, 00.410, 00.411, 00.412, 00.413, 00.414, 00.415, 00.416, 00.417, 00.418, 00.419, 00.420, 00.421, 00.422, 00.423, 00.424, 00.425, 00.426, 00.427, 00.428, 00.429, 00.430, 00.431, 00.432, 00.433, 00.434, 00.435, 00.436, 00.437, 00.438, 00.439, 00.440, 00.441, 00.442, 00.443, 00.444, 00.445, 00.446, 00.447, 00.448, 00.449, 00.450, 00.451, 00.452, 00.453, 00.454, 00.455, 00.456, 00.457, 00.458, 00.459, 00.460, 00.461, 00.462, 00.463, 00.464, 00.465, 00.466, 00.467, 00.468, 00.469, 00.470, 00.471, 00.472, 00.473, 00.474, 00.475, 00.476, 00.477, 00.478, 00.479, 00.480, 00.481, 00.482, 00.483, 00.484, 00.485, 00.486, 00.487, 00.488, 00.489, 00.490, 00.491, 00.492, 00.493, 00.494, 00.495, 00


- Conference
- Kitchen
- Restrooms



# 2ND FLOOR EAST



- Conference
- Kitchen
- Restrooms



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