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

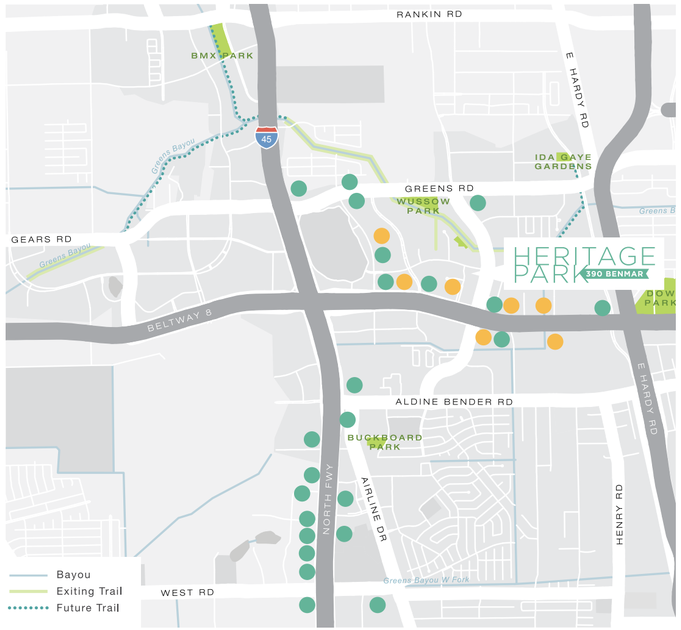
LOCATION

Dining:

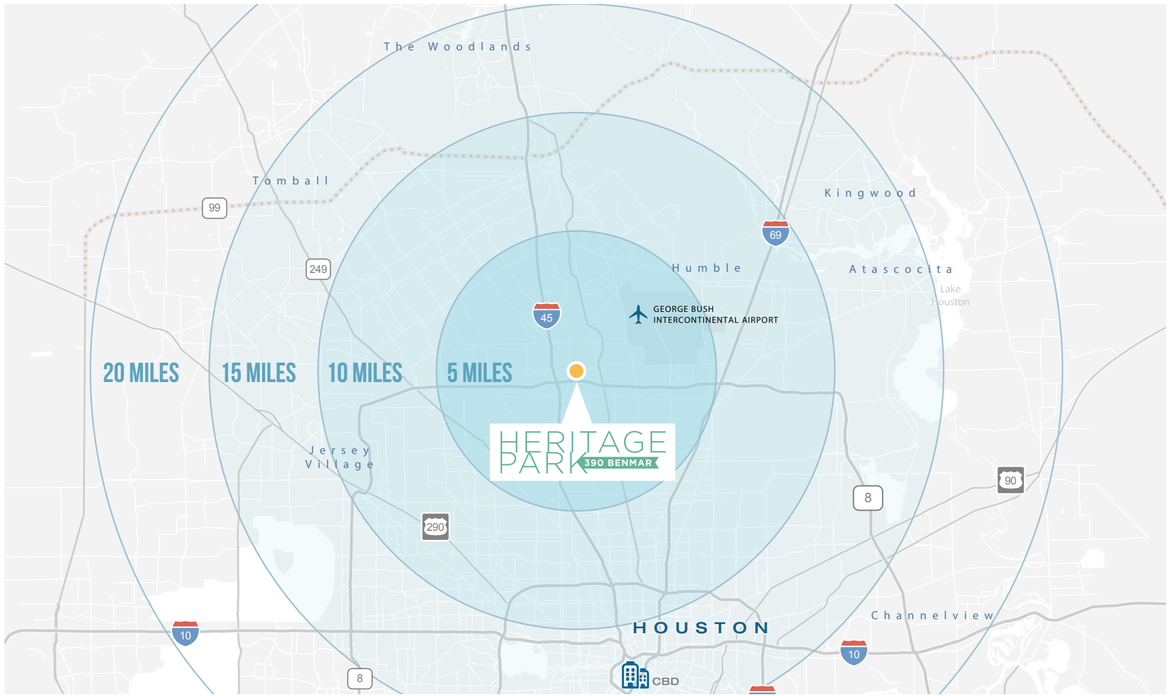
IHOP
Anthony's Pizza
Asiana Garden Restaurant
Bonfire Wings
Cajun Town Cafe
Canton Chinese Restaurant
Chef Lin's Hunan Yuan
Chili's Bar and Grill
China Border
China Buffet Restaurant
Denny's
East Mesquite Grill
El Papaturro
Ichibon Japanese
Indian Grill
Jalisco Mexican Food
Jimmy G's Cajun Seafood Restaurant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



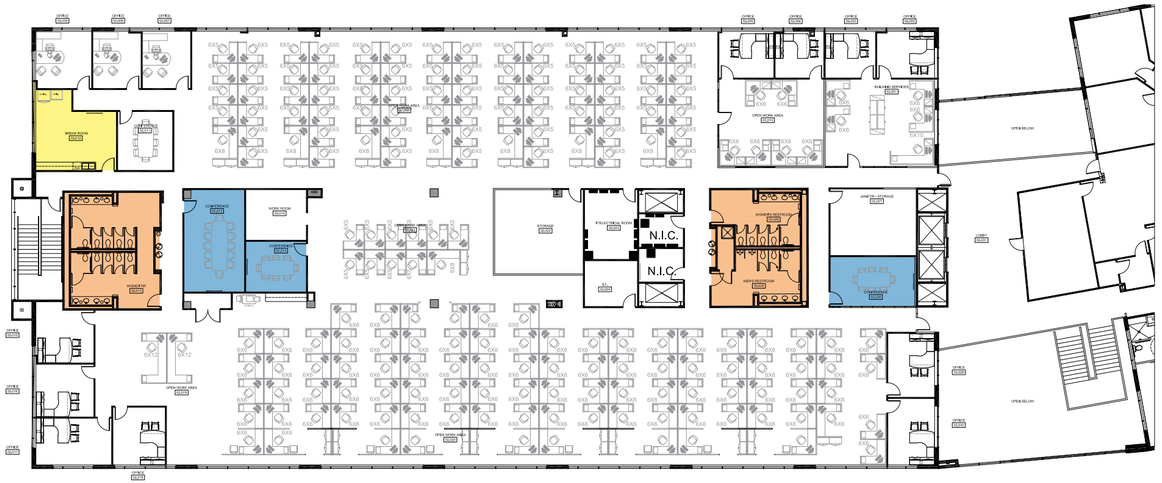
1ST FLOOR WEST

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

2ND FLOOR WEST



Conference
Kitchen
Restrooms

2ND FLOOR EAST

Conference
Kitchen
Restrooms

390 Benmar Dr
Houston, TX 77060

FOR LEASING INFORMATION:

MICHELLE WOGAN
michelle.wogan@transwestern.com
713.270.3348

BROCHURE

HERITAGE PARK

390 BENMAR DR • HOUSTON, TX 77060

BUILDING INFORMATION

Availabilities

1st Floor - 25,000 - 52,240 SF
2nd Floor - 25,000 - 52,240 SF
104,480 SF contig.

Owner	Khoshbin OPZ Fund LLC
Total NRA	104,480 RSF
Floors & Year Built	2 / 1999 / Renovated 2016
Smallest Contiguous	25,000 RSF
Largest Contiguous	104,480 RSF (Full building)
Starting Rental Rate	Contact us
Operating Expenses	Est. 2022 - $8.50
Parking Rate	3.5/1000 Gated Surface Parking Reserved - $35/month/space Unreserved - Free
T.I. Allowance	Negotiable
Amenities	• Fully furnished plug & play office space available • 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

Online Listing

LEASING INFO

Michelle Wogan
713.270.3348
michelle.wogan@transwestern.com

Plug & Play Office with CAT 6 Cabling

- Conference
- Kitchen
- Restrooms

SCALE: 1/8" = 1'-0"

CDI
Douglass • Pye
5120 Woodway Drive
SUITE # 7050
HOUSTON, TEXAS 77056
TEL: (713) 783.5900
FAX: (713) 783.6066
www.cdi-douglass-pye.com

ISSUE:	DATE:	NO:
PERMIT & CONSTRUCTION	09.14.16	1
1 TENANT CHANGES	10.13.16	2
2 TENANT CHANGES	10.26.16	3
3 TENANT CHANGES	11.04.16	4
4 TENANT CHANGES	12.29.16	5
5 TENANT CHANGES	02.01.17	6

ACCC INSURANCE

390 BENMAR
LEVEL 01 WEST, SUITE 100

REGISTERED INTERIOR DESIGNER MARGARET A. DOUGLASS 8801 STATE OF TEXAS

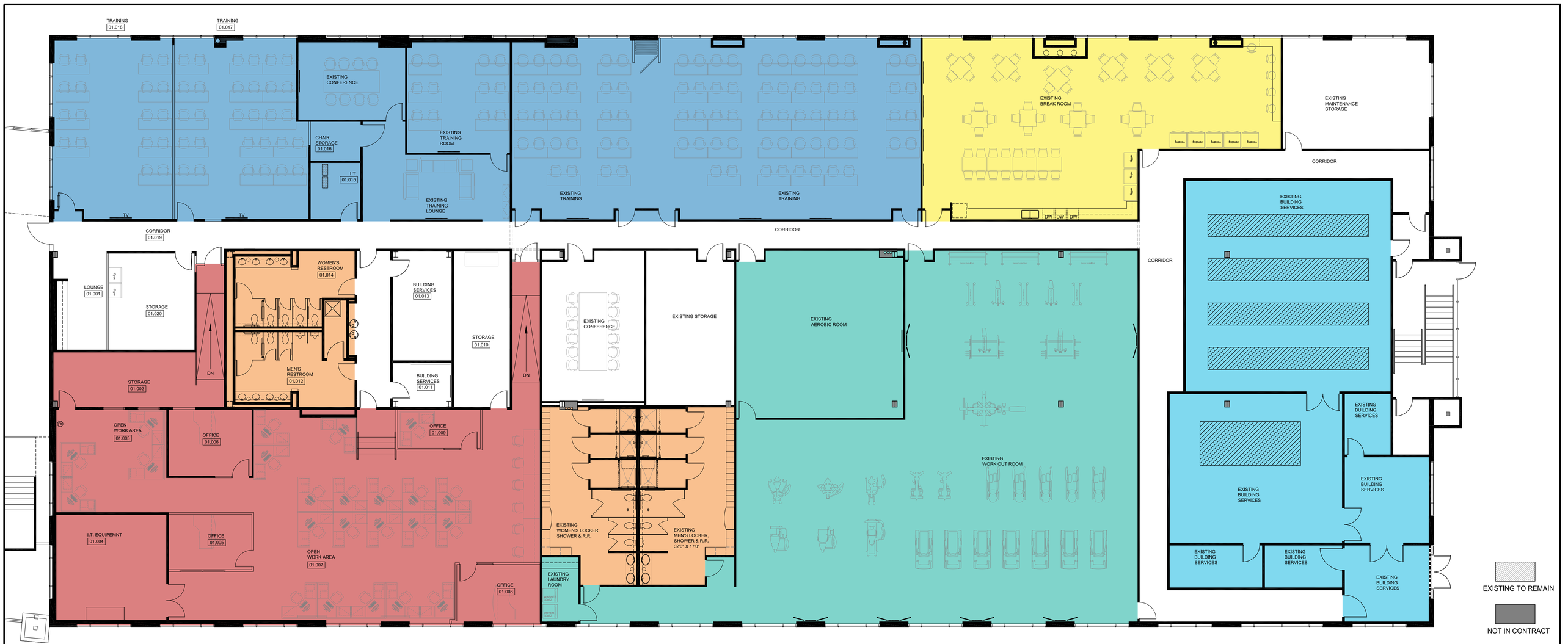
PROJECT MANAGER:	PROJECT DRAFTER:
M. DOUGLASS	C.DAO
APPROVED BY:	CLIENT APPROVAL:
AREA CALCULATION: 21,721 NUA	PLOT SCALE: 1/8"=1'-0"

PROJECT INFORMATION:
ACCC INSURANCE
390 BENMAR

DRAWING NAME:
CONSTRUCTION DOCUMENT

SHEET NUMBER:

PROJECT #
1601.20



Plug & Play Office with CAT 6 Cabling

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

SCALE: 1/8" = 1'-0"

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ISSUE:	DATE:	NO:
PERMIT & CONSTRUCTION	09.14.16	1
1 TENANT CHANGES	10.13.16	2
2 TENANT CHANGES	10.31.16	3
ADDENDUM	11.18.16	4
3 TENANT CHANGES	01.25.17	5

ACCC INSURANCE

390 BENMAR
LEVEL 01 EAST, SUITE 150

REGISTERED INTERIOR DESIGNER
ROBERT A. DOUGLASS
8601
STATE OF TEXAS
01.25.17

PROJECT MANAGER:	PROJECT DRAFTER:
M. DOUGLASS	J. EQUINA
APPROVED BY:	CLIENT APPROVAL:
AREA CALCULATION:	PLOT SCALE:
6,320 NUA	1/8"=1'-0"

PROJECT INFORMATION:
ACCC INSURANCE
390 BENMAR

DRAWING NAME:
CONSTRUCTION DOCUMENT

SHEET NUMBER:

PROJECT #
1601.20

Plug & Play Office with CAT 6 Cabling

- Conference
- Kitchen
- Restrooms

SCALE: 1/8" = 1'-0"

CDI
Douglass • Pye
5120 Woodway Drive
SUITE # 7050
HOUSTON, TEXAS 77056
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ISSUE:	DATE:	NO:
PERMIT & CONSTRUCTION	09.14.16	1
TENANT CHANGES	10.13.16	2
TENANT CHANGES	02.01.17	3
TENANT CHANGES	02.08.17	4

ACCC INSURANCE

390 BENMAR
LEVEL 02 WEST, SUITE 225

REGISTERED INTERIOR DESIGNER
MARGARET A. DOUGLASS
8801
STATE OF TEXAS
02.08.17

PROJECT MANAGER:	PROJECT DRAFTER:
M. DOUGLASS	J. EQUINA
APPROVED BY:	CLIENT APPROVAL:
AREA CALCULATION:	PLOT SCALE:
25,242 NUA	1/8"=1'-0"

PROJECT INFORMATION:
ACCC INSURANCE
390 BENMAR

DRAWING NAME:
CONSTRUCTION DOCUMENT

SHEET NUMBER:

PROJECT #
1601.20

Plug & Play Office with CAT 6 Cabling

- Conference
- Kitchen
- Restrooms

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ISSUE:	DATE:	NO:
PERMIT & CONSTRUCTION	09.14.16	1
2 TENANT CHANGES	10.11.16	2
2 TENANT CHANGES	12.06.16	3
3 TENANT CHANGES	02.01.17	4
4 TENANT CHANGES	03.02.17	5

ACCC INSURANCE

390 BENMAR
LEVEL 02 EAST, SUITE 200

REGISTERED INTERIOR DESIGNER
DARQUETT A. DOUGLASS
8601
STATE OF TEXAS
03.02.17

PROJECT MANAGER:	PROJECT DRAFTER:
M. DOUGLASS	C.DAO
	CLIENT APPROVAL:
AREA CALCULATION:	PLOT SCALE:
26,412 NUA	1/8"=1'-0"

PROJECT INFORMATION:
ACCC INSURANCE
390 BENMAR

DRAWING NAME:
CONSTRUCTION DOCUMENT

SHEET NUMBER:

PROJECT #
1301.27