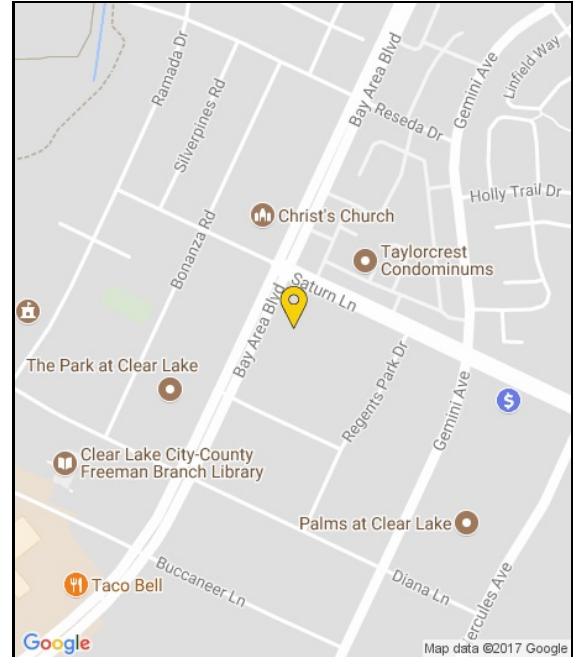


1300 BAY AREA BLVD

1300 BAY AREA BOULEVARD, HOUSTON, TX 77058



PROPERTY DETAILS

BUILDING DETAILS

- Property Size: 71,380 SF
- Clear Lake / NASA, South Beltway 8, Southeast Houston Submarket
- Recent Exterior & Lobby Renovation
- Ample Parking
- 24-Hour Secure Key Card Access
- Security Cameras, Video Surveillance & Exterior Lighting System
- On-Site Maintenance

THE BOXER ADVANTAGE

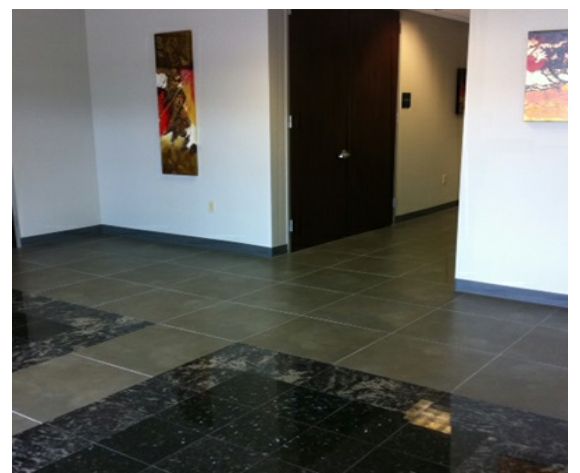
- Full service rent includes utilities, maintenance & janitorial services
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Free in-house space planning services
- Tenant tools available via website & mobile app
- Leases typically have no additional operating expenses or CAM charges

AREA AMENITIES

- Johnson Space Center (NASA)
- Baybrook Mall
- Ellington Field
- Clear Lake Regional Medical Center
- Kemah Boardwalk
- Restaurants, Shopping, Hotels, Banks,
- Post office nearby
- Easy access to I-45 Hwy 3 & Hwy 146
- METRO bus route

DIRECTIONS [\(Map\)](#)

Travelling from downtown on I-45 South, exit Bay Area Blvd towards Clear Lake, property is on the right. Set of 2 story buildings located between El Camino Real & Space Center Blvd



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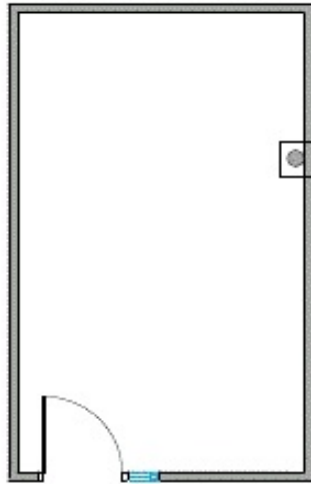
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1300 BAY AREA BLVD

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SUITE: B150-01



SUITE FEATURES:

Interior Office with sidelight. Access to shared Waiting Area

2 Conference Rooms

2 Huddle Rooms and 2 Coffee Bars. (LEASING OFFICE)

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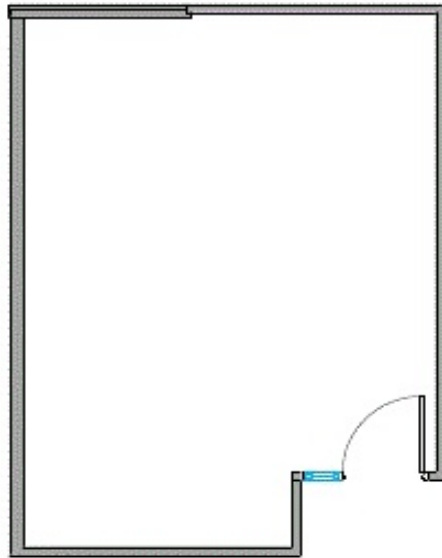
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1300 BAY AREA BLVD

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SUITE: B150-02



SUITE FEATURES:

Corner Interior Office with sidelight. Access to shared Waiting Area

2 Conference Rooms

2 Huddle Rooms and 2 Coffee Bars.

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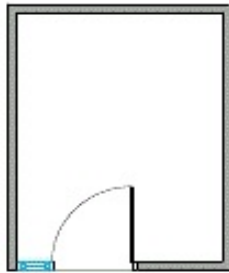
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SUITE: B150-05



SUITE FEATURES:

Interior Office with sidelight. Access to shared Waiting Area
2 Conference Rooms
2 Huddle Rooms and 2 Coffee Bars.

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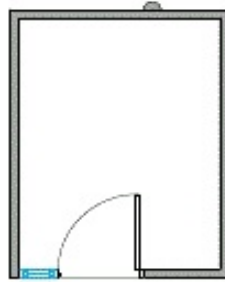
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SUITE: B150-21



SUITE FEATURES:

Interior Office with Sidelight & Access to shared Waiting Area

2 Conference Rooms

2 Huddle Rooms and 2 Coffee Bars.

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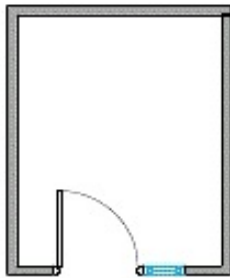
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SUITE: B150-23



SUITE FEATURES:

Interior Office with Sidelight & Access to shared Waiting Area
2 Conference Rooms
2 Huddle Rooms and 2 Coffee Bars.

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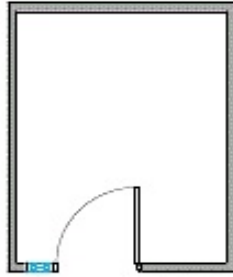
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1300 BAY AREA BLVD

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SUITE: B150-25



SUITE FEATURES:

Interior Office with Sidelight & Access to shared Waiting Area

2 Conference Rooms

2 Huddle Rooms and 2 Coffee Bars.

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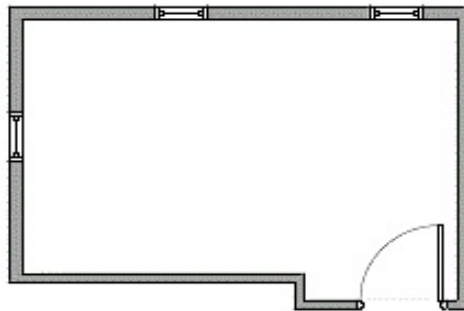
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1300 BAY AREA BLVD

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SUITE: B150-28



SUITE FEATURES:

Window Office with Access to shared Waiting Area
2 Conference Rooms
2 Huddle Rooms and 2 Coffee Bars.

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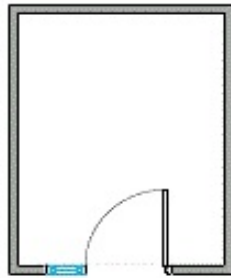
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1300 BAY AREA BLVD

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SUITE: B150-29



SUITE FEATURES:

Interior Office with Sidelight & Access to shared Waiting Area

2 Conference Rooms

2 Huddle Rooms and 2 Coffee Bars.

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SUITE: B150.01

RSF: 9,109



SUITE FEATURES:

- Reception Area
- 21 Window Offices
- 16 Interior Offices
- 2 Conference Rooms
- 1 Bullpen
- Open Area
- Kitchen
- Break Area
- Bar Area
- Sink
- Work Area
- File Or Storage Area
- Corner Location
- 3 Entrances

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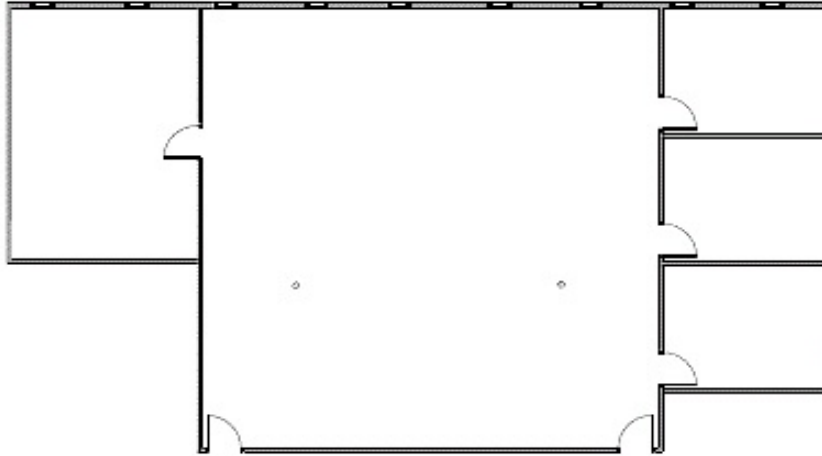
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1300 BAY AREA BLVD

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SUITE: B220

RSF: 3,294



SUITE FEATURES:

- 2 window offices
- 1 corner window office
- large bullpen with windows
- & training room

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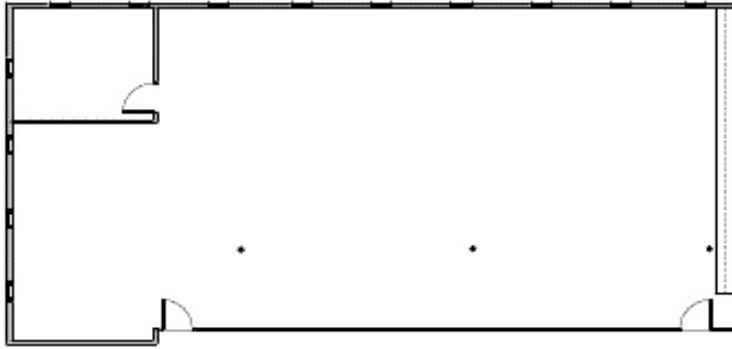
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1300 BAY AREA BLVD

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SUITE: B225

RSF: 3,213



SUITE FEATURES:

1 corner window office
& large bullpen with windows

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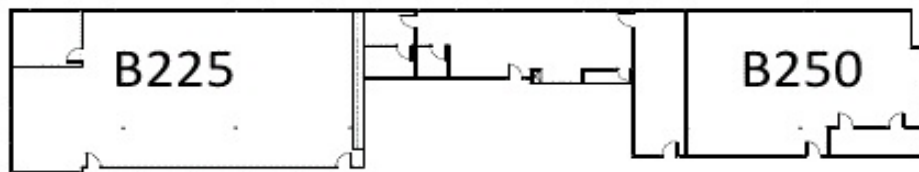
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SUITE: B225.02

RSF: 6,694



SUITE FEATURES:

- 2 Window Offices
- 3 Interior Offices
- 1 Conference Room
- 2 Bullpens
- 1 Closets
- 5 Entrances

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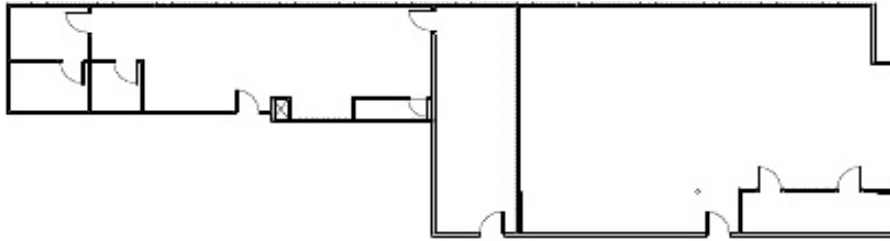
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SUITE: B250

RSF: 3,481



SUITE FEATURES:

2 bullpens

5 storage closets and 2 entrances

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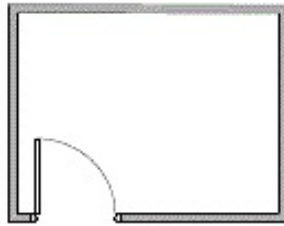
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SUITE: B275-7



SUITE FEATURES:

Interior Executive Style Office

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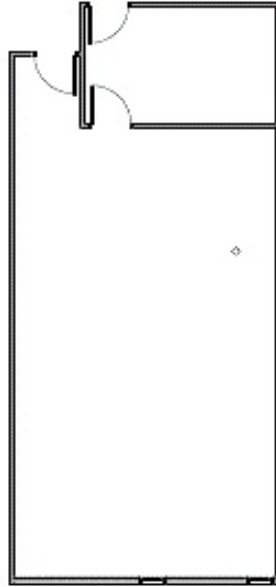
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SUITE: B280

RSF: 1,225



SUITE FEATURES:

1 Entrance

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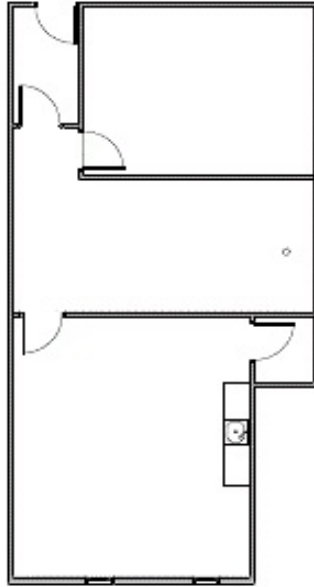
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1300 BAY AREA BLVD

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SUITE: B298

RSF: 1,643



SUITE FEATURES:

1 Entrance

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