

3100 SOUTH GESSNER

Exceptional leasing opportunities **now available**
in this premier Westchase address.

READY WHEN YOU ARE...

BUILDING FEATURES

- Flexible office designs for small and large businesses with 24,000 SF floor plates
- On-site café
- Minutes from the Westpark Tollway, Beltway 8, I-10, Highway 59 and the Galleria
- Responsive, experienced owner/management - Woodbranch Management, Inc.
- Building conference room
- Monitored security access system
- Outstanding restaurants and hotels in the Westchase Area
- Two levels of covered parking and limited surface parking with a 4/1,000 parking ratio



This building was awarded an ENERGY STAR® label for its operating efficiency.



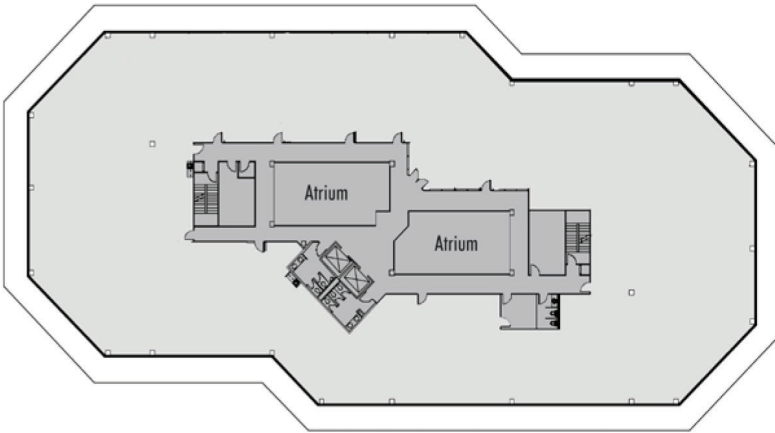
Woodbranch Management, Inc.

CBRE

3100 SOUTH GESSNER

24,000 RSF

READY WHEN YOU ARE...



- Westchase Business District
- Indicates other Woodbranch Management office properties in Westchase



FOR LEASING INFORMATION PLEASE CONTACT:

Kristen Rabel, CCIM
713.577.1644
kristen.rabel@cbre.com

Steve Rocher
713.577.1615
steve.rocher@cbre.com

Nina Seyyedini
713.577.198
nina.seyyedin@cbre.com

CBRE
2800 Post Oak Blvd, Suite 500
Houston, TX 77056

Owned and Managed By:  Woodbranch Management, Inc.

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3100 South Gessner



Building Owner:	Caroline Partners, Ltd.
Building Size:	136,628 RSF
Year Completed:	1981
Starting Rental Rate	Negotiable
Add-on Factor:	18.00%
Operating Expenses:	Base Year 2020
Direct Space Available:	6970 RSF
Largest Contiguous Space:	5,923 RSF – 3 rd Floor
% Leased	94.9%
Parking:	4/1,000 RSF; Surface Free Unreserved, Covered Reserved \$50.00
Building Security:	Card Key Access



Leasing Information

Steve Rocher
Executive Vice President
713.577.1615
Steve.rocher@cbre.com

Kristen Rabel, CCIM
Senior Vice President
713.577.1644
Kristen.rabel@cbre.com

Nina Seyyedini, J.D.
Senior Associate
713.577.1598
Nina.seyyedin@cbre.com