



# Full Floor Available (9/1/2025) 22,583 SF

16055 Space Center Blvd, Houston, TX

**Starting Lease Rate:**  
\$29.00 - \$30.00 /SF/YR Full Service

### For Lease | NASA/Clear Lake Market

Originally built in 1984 as a NASA engineering facility, this building features a two-story glass atrium lobby, granite floors and is sprinklered. This project is a Class A Clear Lake landmark strategically located at 16055 Space Center Boulevard. The property offers direct access to multiple points of interest including Johnson Space Center, Webster Medical Center, Bayport Industrial Complex and University of Houston at Clear Lake. Prominent neighborhoods such as Bay Forest, Brookwood, Brook Forest, Pinebrook, Oakbrook and Bay Oaks are also in close proximity. Excellent ingress and egress is provided by Space Center Boulevard and Falcon Pass.

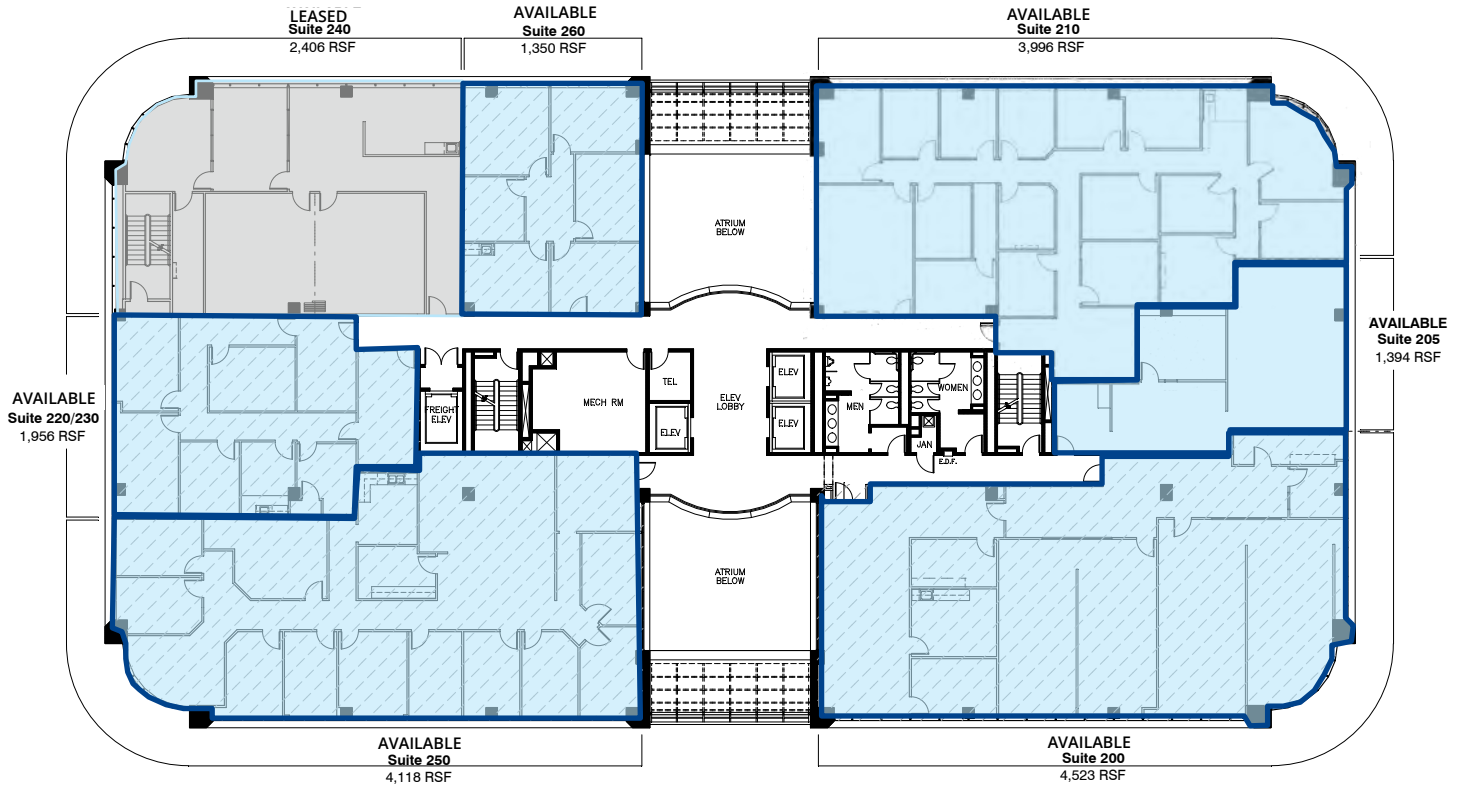
### Building Amenities

- › Parking Ratio: 4.40/1,000 SF
- › Covered reserved parking available at \$35.00 per space/monthly
- › Dedicated freight elevator
- › Beautiful views
- › On-site management

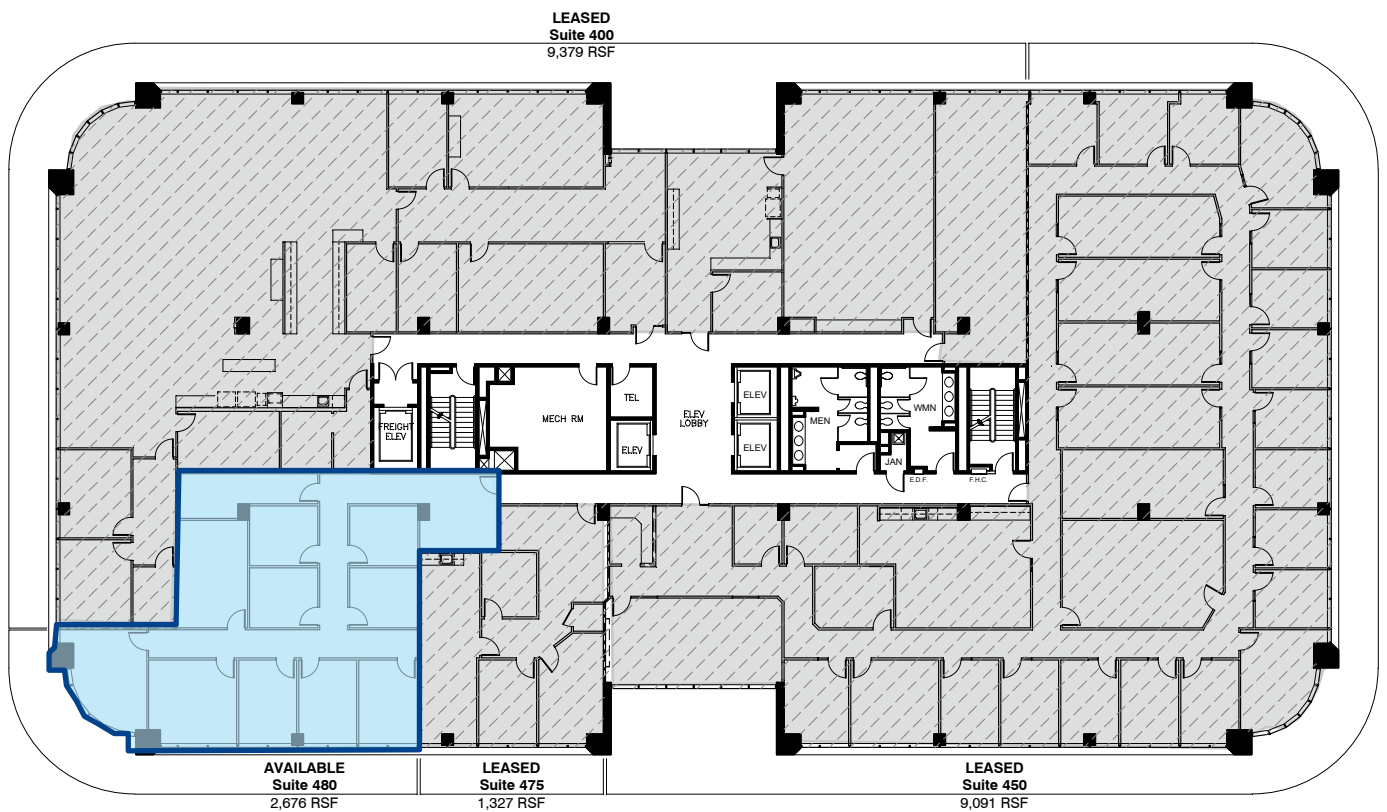
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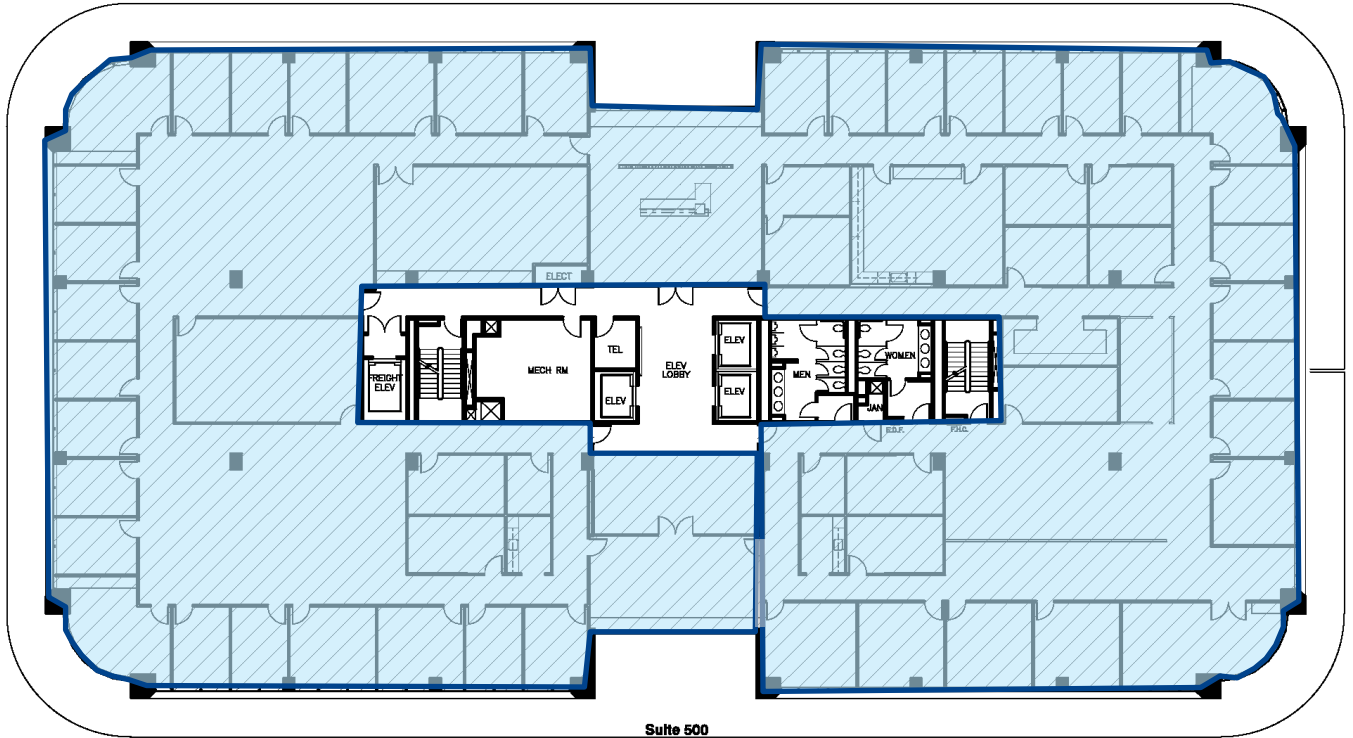
## Second Floor



## Fourth Floor



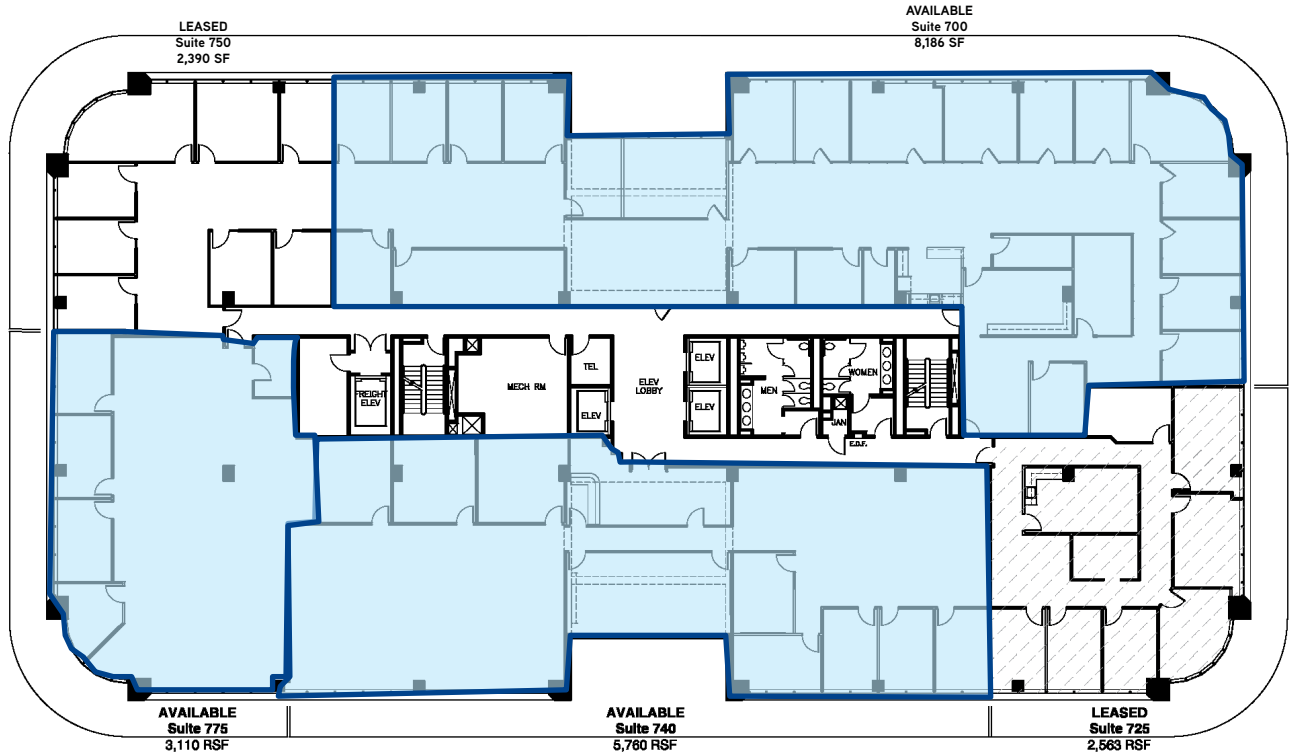
# Fifth Floor



**Suite 500**  
22,583 RSF  
**Available 9/1/2025**

# Seventh Floor

**8,186 SF Available 9/1/2025**



LEASED  
Suite 750  
2,390 SF

AVAILABLE  
Suite 700  
8,186 SF

AVAILABLE  
Suite 775  
3,110 RSF

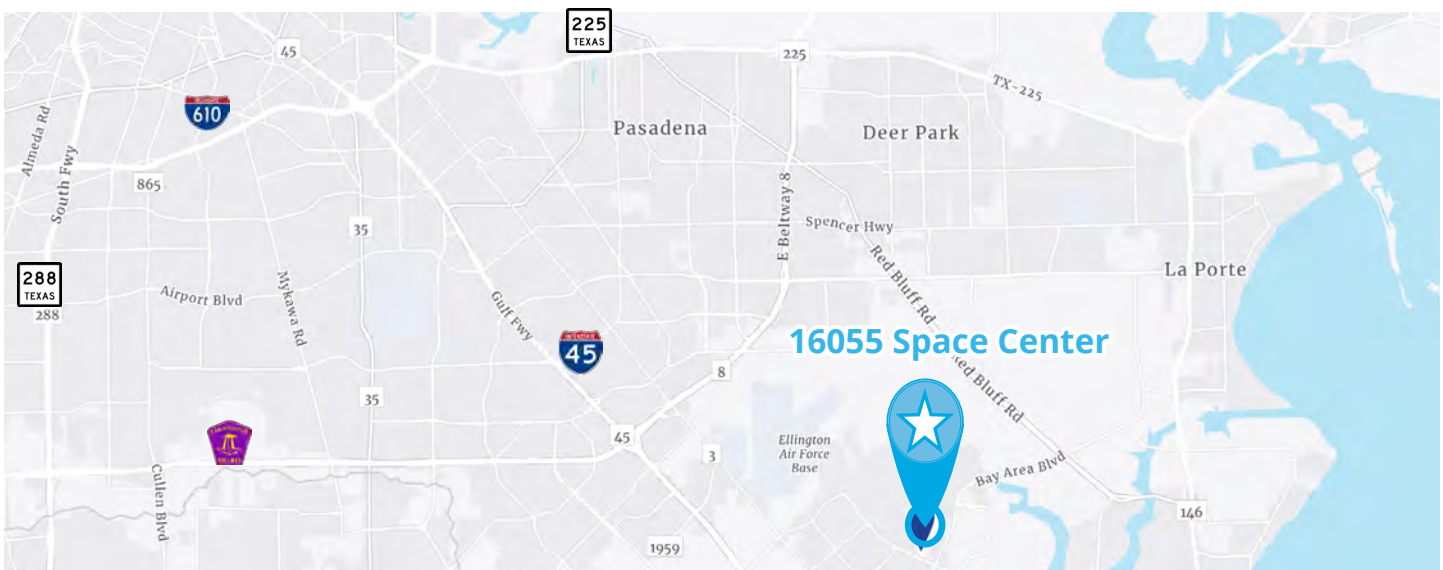
AVAILABLE  
Suite 740  
5,780 RSF

LEASED  
Suite 725  
2,563 RSF

## Availabilities

Suite	SF Available	Comments
200	4,523 SF	Can be combined with suites 205 and 210 for 9,913 SF
205	1,394 SF	Can be combined with suites 200 and 210 for 9,913 SF
210	3,996 SF	Can be combined with suites 200 and 205 for 9,913 SF
220/230	1,956 SF	Can be combined with 250   Total 6,074 SF
250	4,118 SF	Atrium exposure - Can be combined with 220/230   Total 6,074 SF
260	1,350 SF	
480	2,676 SF	
500	22,583 SF	Full floor available 9/1/2025
700	8,186 SF	Available 9/1/2025
740	5,760 SF	Lobby exposure - Can be combined with 775   Total 8,870 SF
775	3,110 SF	Lobby exposure - Can be combined with 740   Total 8,870 SF

## Area Map





16055 Space Center Blvd, Houston, TX | Office Space Available

● 16055 Space Center Blvd.

● ATMs

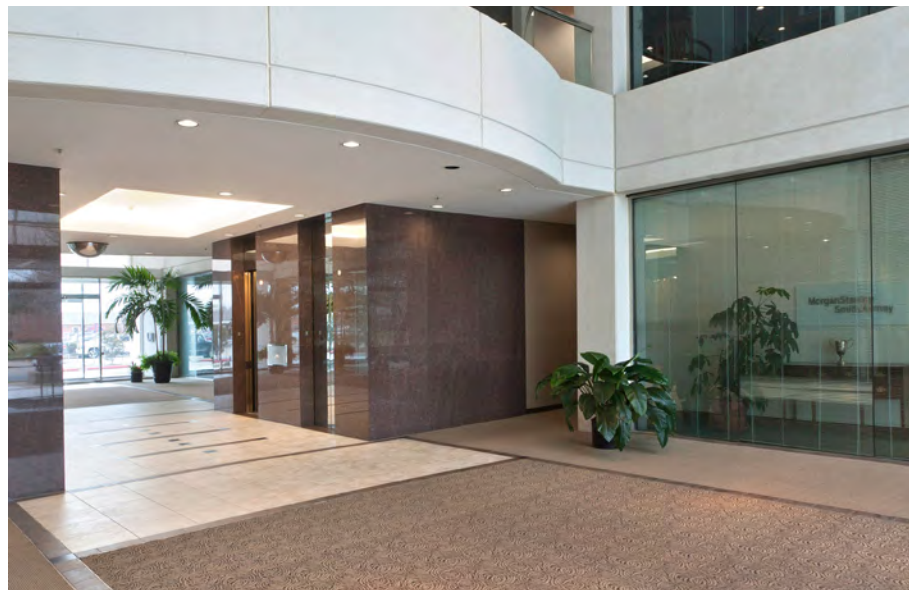
● Gas Station

● Restaurant



10.9 Miles to Hobby Airport

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# Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date