

OFFICE SUBLEASE AVAILABLE
11,114 – 34,550 RSF

CBRE

TOWN CENTRE TWO

730 TOWN & COUNTRY BLVD.





Experience
the Future
of Work



A Refined Workspace

Experience the future of work in this brand-new, state-of-the-art, Gensler-designed office space in Town Centre's newest Class A+ office building. Enjoy immediate access to a vibrant community of restaurants, retail, and fitness, with City Centre and Town & Country at your doorstep.

BUILDING HIGHLIGHTS



**Secured Parking
Garage**



**220 Seat
Conference
Facility**



**Covered
Controlled Walkway
from Garage**



**On-site Property
Management**



**24/7
Security**





SUBLEASE DETAILS

Premises:

- Full 4th Floor - 23,436 RSF and/or
- Partial 3rd Floor - 11,114 RSF

Rental Rate: \$44.00/RSF NNN

Operating Expenses: \$23.34/RSF (2026 est.)

Availability: Negotiable

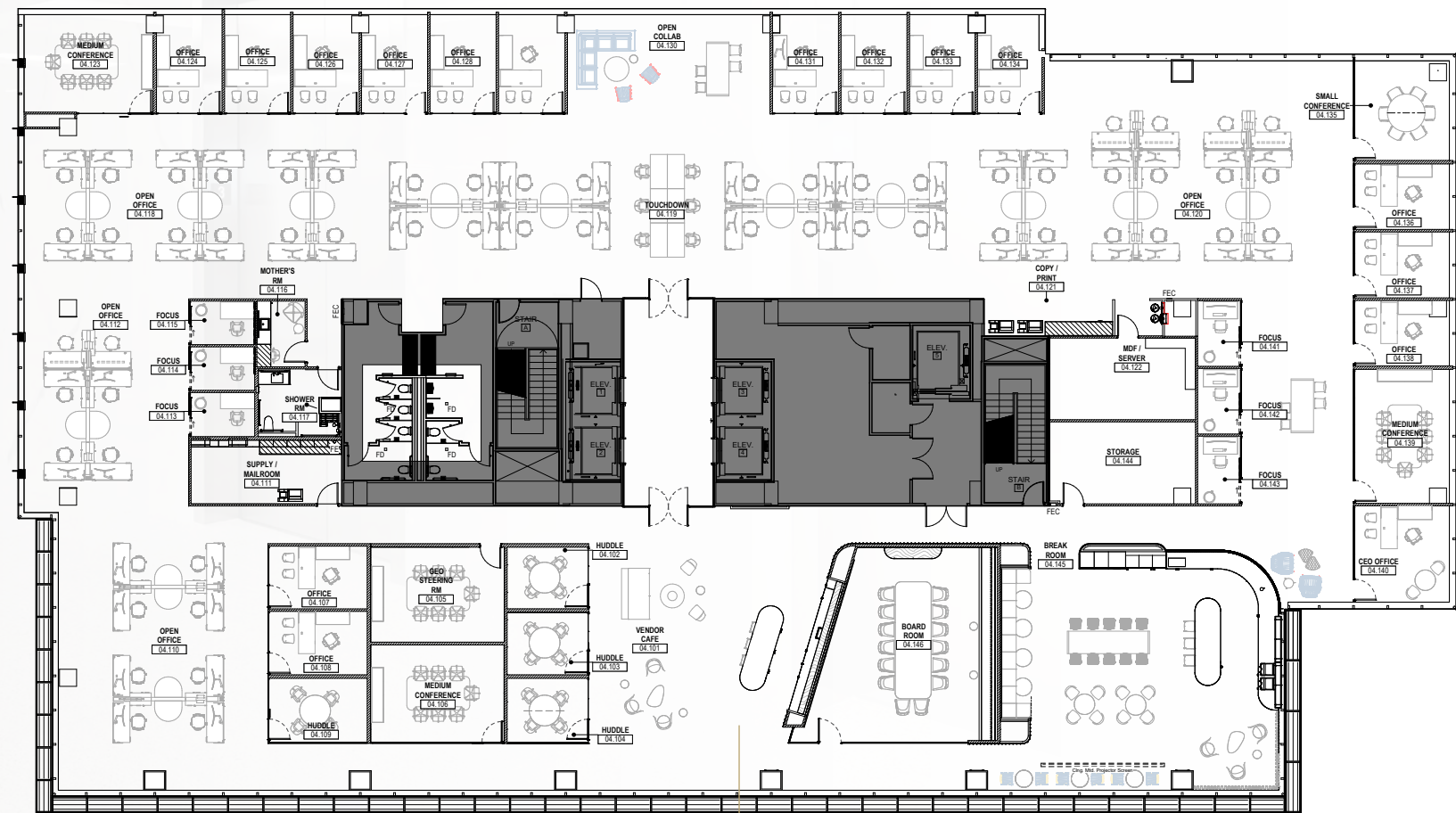
Lease Term: Through June 30, 2035

Parking: 3.5/1,000 (\$45 unreserved, \$75 reserved)

Furniture: Available, negotiable



FULL 4TH FLOOR 23,436 RSF

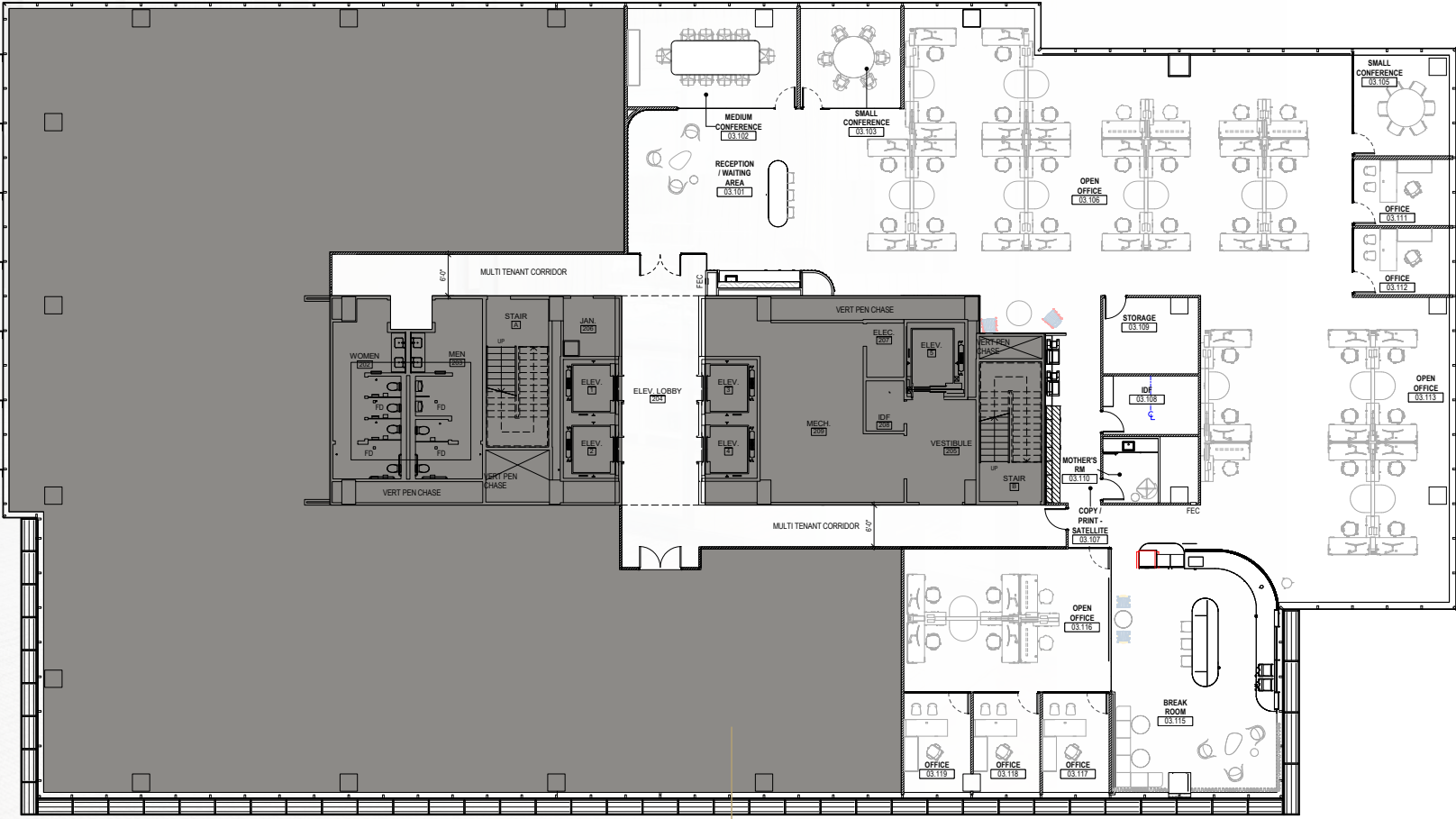


Availabilities

- 26** PRIVATE OFFICES
- 58** OPEN WORKSTATIONS
- 6** CONFERENCE ROOMS



PARTIAL 3RD FLOOR 11,114 RSF



Availabilities

- 5** PRIVATE OFFICES
- 42** OPEN WORKSTATIONS
- 3** CONFERENCE ROOMS

Perfectly Positioned at the Heart of West Houston

Located at the convenient intersection of I-10 and Beltway 8, Town Centre II provides unparalleled access to the best of the city. Benefit from a prime location near Town & Country Village and CityCentre, placing your business at the heart of a vibrant hub of shopping, dining, and entertainment.

STEPS AWAY FROM:

45+

DINING OPTIONS

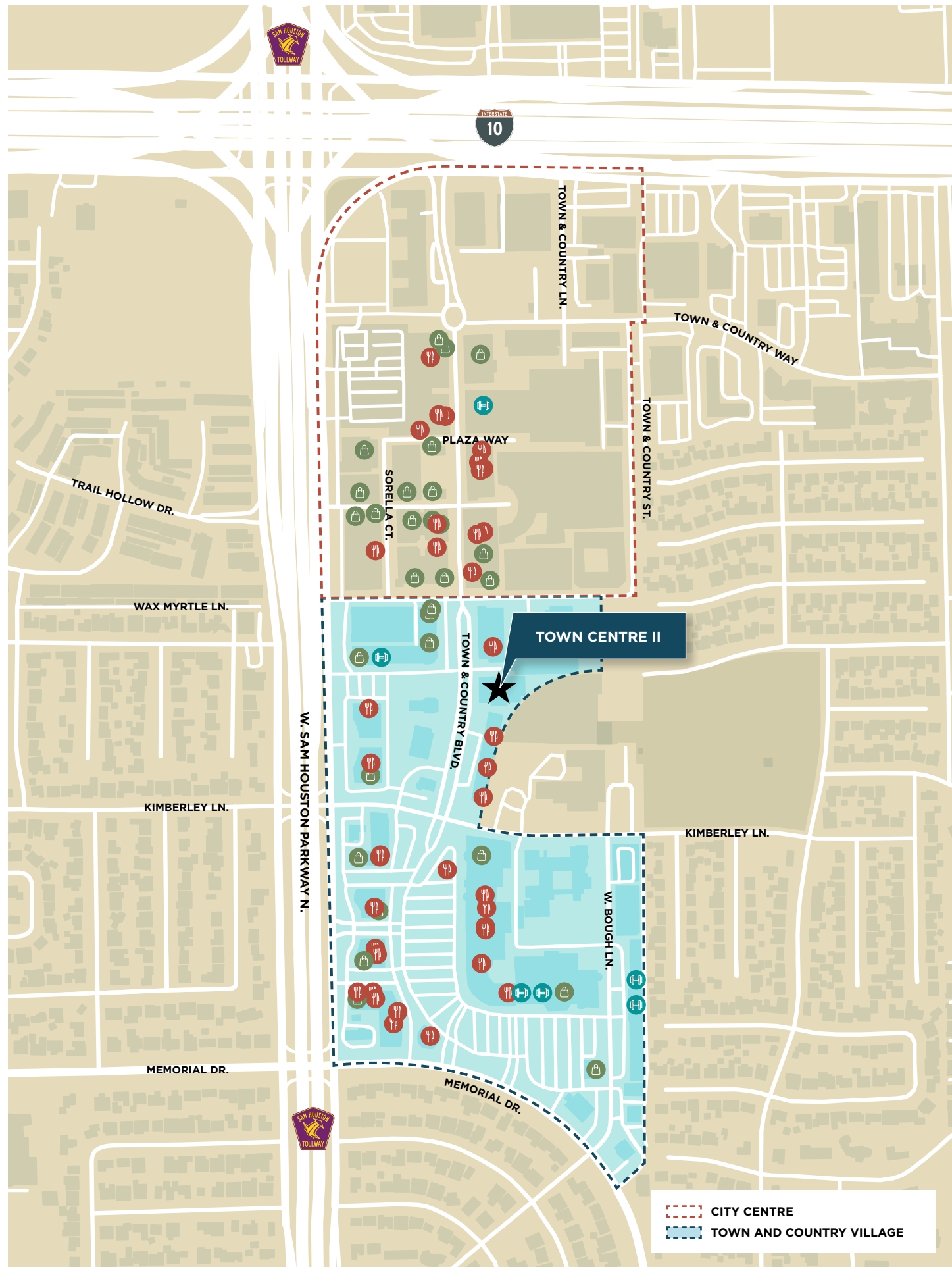
60+

RETAILERS

25+

FITNESS AND SERVICES





Vibrant Hub of Shopping, Dining, and Entertainment

DINING

THE HENRY

Cafe Express

FLOWER CHILD

SHAKE SHACK

Seasons 52 FRESH GRILL

hopdoddy BURGER BAR

Yard House

RELISH

SWEET PARIS crêperie & café

TEXAS de BRAZIL CHURRASCARIA STEAKHOUSE

Eddie V's PRIME SEAFOOD

BRIO italian grille

NORTH ITALIA

THE CAPITAL G.R.I.L.L.E

POSTINO

CAVA

ESCALANTE'S FINE TEX-MEX & TEQUILA

Snooze AN A.M. EATERY

bellagreen

Cyclone Anayas TEX-MEX KITCHEN

RETAIL

SEPHORA

ULTA YOUR BEAUTY DESTINATION

lululemon

WILLIAMS SONOMA



KENDRA SCOTT

GAP

west elm

HEALTH AND FITNESS

Orangetheory FITNESS

PVOLVE

the bar method

LIFETIME

TOWN CENTRE TWO

730 TOWN & COUNTRY BLVD.

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Information About Brokerage Services

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

2-10-2025



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.

CBRE, Inc.	299995-BB	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535-B	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Parker Duffie	626722-SA	parker.duffie@cbre.com	713-577-1600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wyatt McCulloch	555203	wyatt.mcculloch@cbre.com	713-548-6809
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date