

For Lease

7000

N. CENTRAL AVE.

Modernized Creative Office Space

CBRE

7000  
N. CENTRAL AVE.  
HOUSTON, TX 77002  
CALL 818.502.6700

# Building Highlights



8-story, Class A office building with refreshed lobby, digital directory and new furniture, fresh exterior paint, modernized elevators & new LED lighting



Direct access to the Ventura (134) Freeway with connection to the Glendale (2) and Golden State (5) Freeways & access to mass transportation including the nearby Metrolink stop at Glendale



Walk Score: 85 (Very Walkable) with numerous transportation services and plenty of amenities



Close proximity to restaurants, shopping, hotels and entertainment, including Embassy Suites, Hilton & Equinox gym



WiFi enabled courtyard with new furniture & drought tolerant landscaping



Building top signage available to accompany full floor with 360-degree views



Strength and stability from the diversity and balance of many thriving industries including entertainment, healthcare, technology, professional business services, insurance, government, financial services, and legal



The City of Glendale boasts no gross receipts or business license taxes, offering a pro-business environment



# Availabilities

SUITE	SIZE (RSF)	COMMENTS
200*	3,223	Spec suite with five offices, conference room, kitchen, reception area, storage room, server room and bullpen space.
220	3,249	Three offices, conference room, open kitchen and bullpen space.
250*	2,847	Four offices, conference room, kitchen/break room and bullpen space.
260*	3,373	Spec suite with three offices, two conference rooms, kitchen, reception area, two storage rooms and bullpen space.
430	1,986	Two offices, conference room, kitchen/break room, reception area and bullpen space.
460	1,755	Three offices, conference room, kitchen, reception area and bullpen space.
500**	3,709	Spec suite with six offices, conference room, kitchen/break room, server room and bullpen space.
580**	2,548	Spec suite with two offices, conference room, open kitchen, server room and bullpen space.
700	18,017	Full floor with fifteen offices, four conference rooms, kitchen/break room, server room, mail room, reception area and bullpen space.

**ASKING RATE:**  
\$2.95/RSF/Month

**PARKING RATES:**  
\$100/Space/Mo. Unreserved  
\$140/Space/Mo. Reserved

\*Contiguous to 9,443 SF

\*\*Contiguous to 6,257 SF

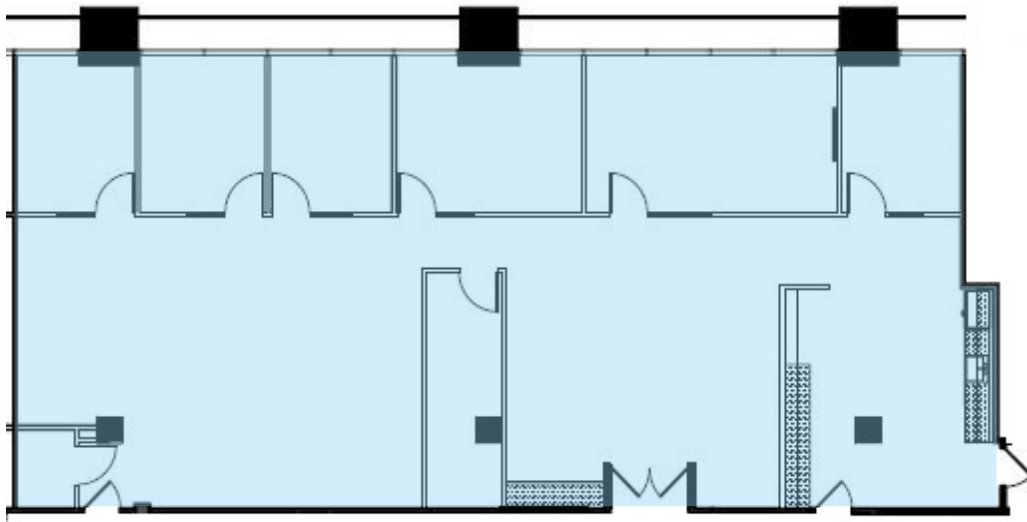


# Floor Plan

## 2nd Floor

Suite 200 3,223 RSF

Spec suite with five offices, conference room, kitchen, reception area, storage room, server room and bullpen space.



Key Plan

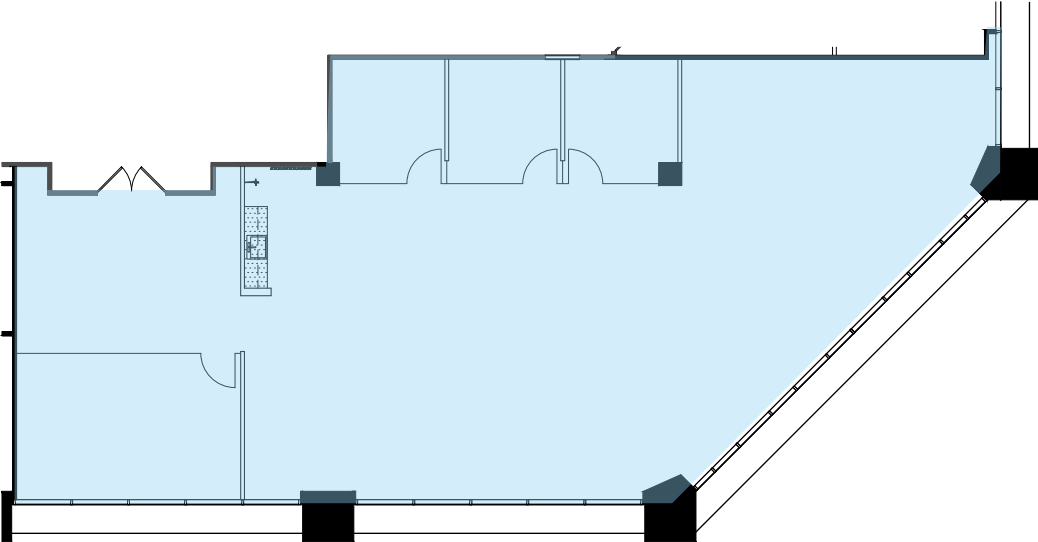


# Floor Plan

## 2nd Floor

Suite 220 3,249 RSF

Three offices, conference room,  
open kitchen and bullpen space.



Key Plan

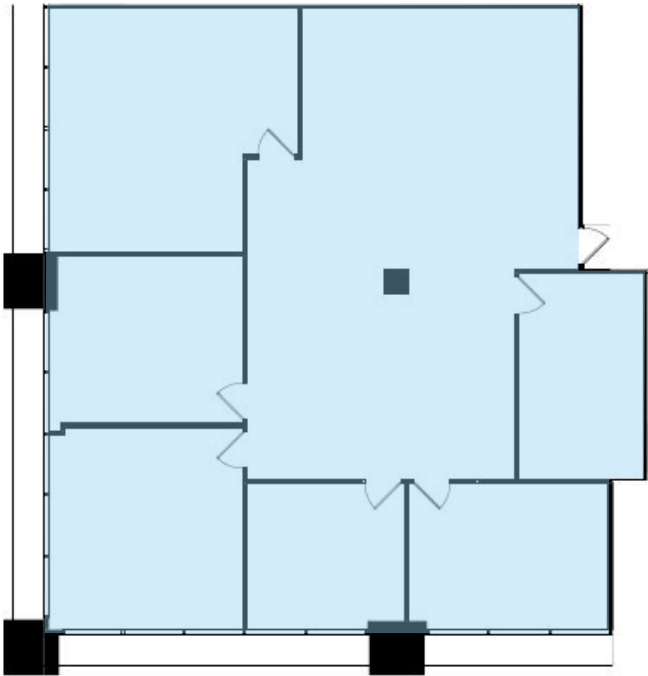


# Floor Plan

## 2nd Floor

Suite 250 2,847 RSF

Four offices, conference room, kitchen/break room and bullpen space.



Key Plan

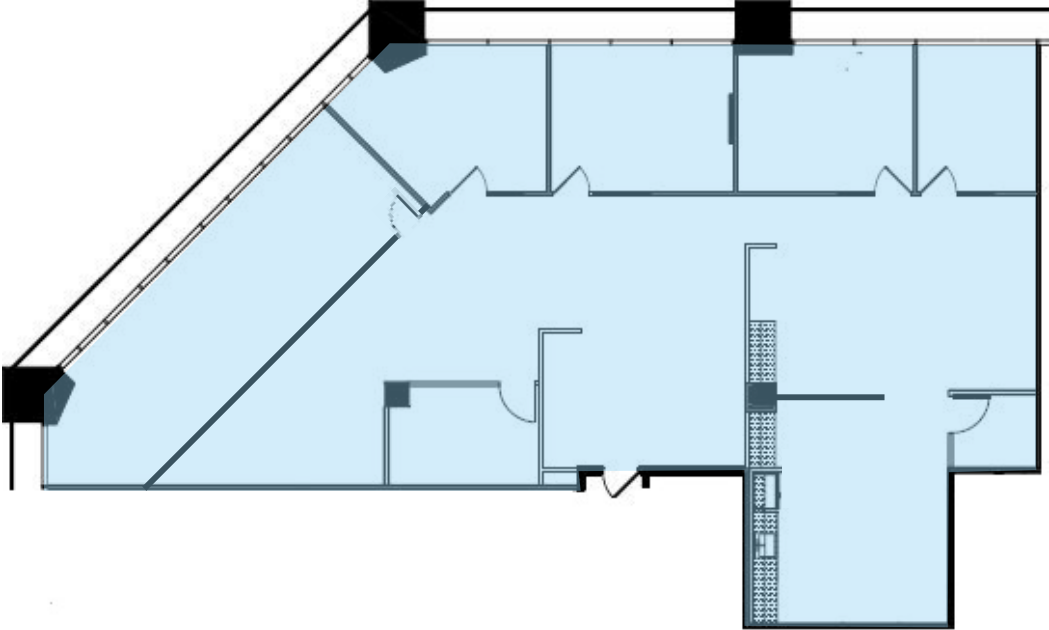


# Floor Plan

## 2nd Floor

Suite 260 3,373 RSF

Spec suite with three offices, two conference rooms, kitchen, reception area, two storage rooms and bullpen space.



Key Plan

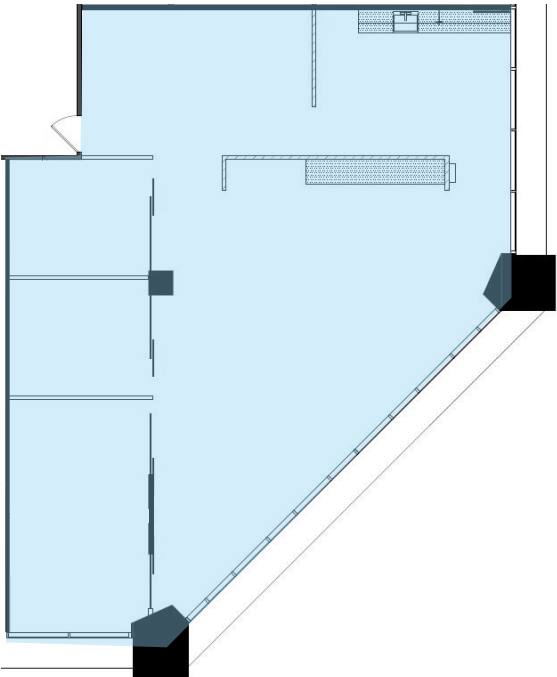


# Floor Plan

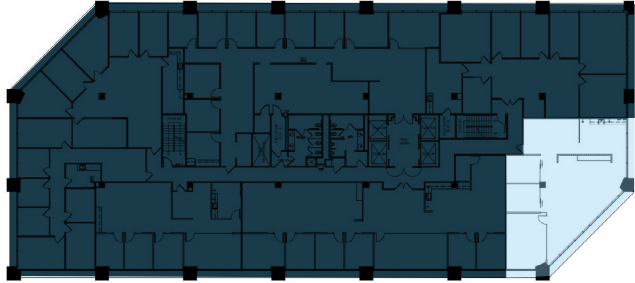
## 4th Floor

Suite 430 1,986 RSF

Two offices, conference room, kitchen/break room, reception area and bullpen space.



Key Plan

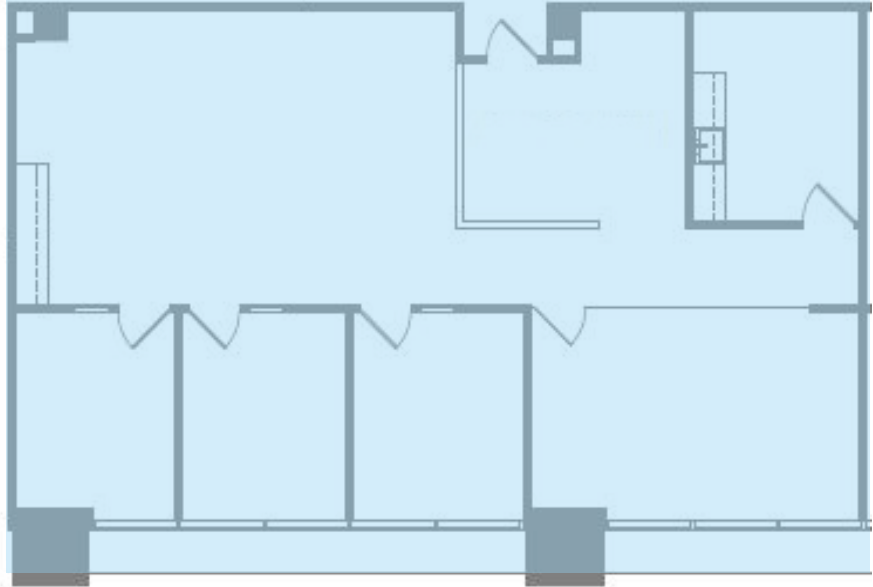


# Floor Plan

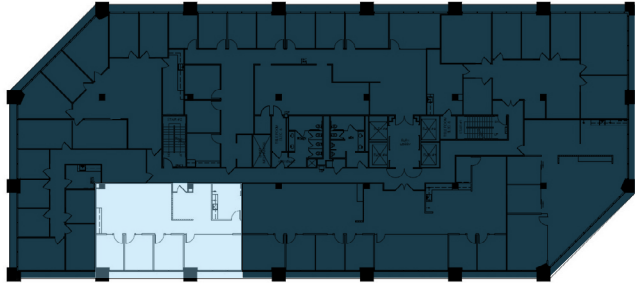
## 4th Floor

Suite 460 1,755 RSF

Three offices, conference room, kitchen, reception area and bullpen space.



Key Plan

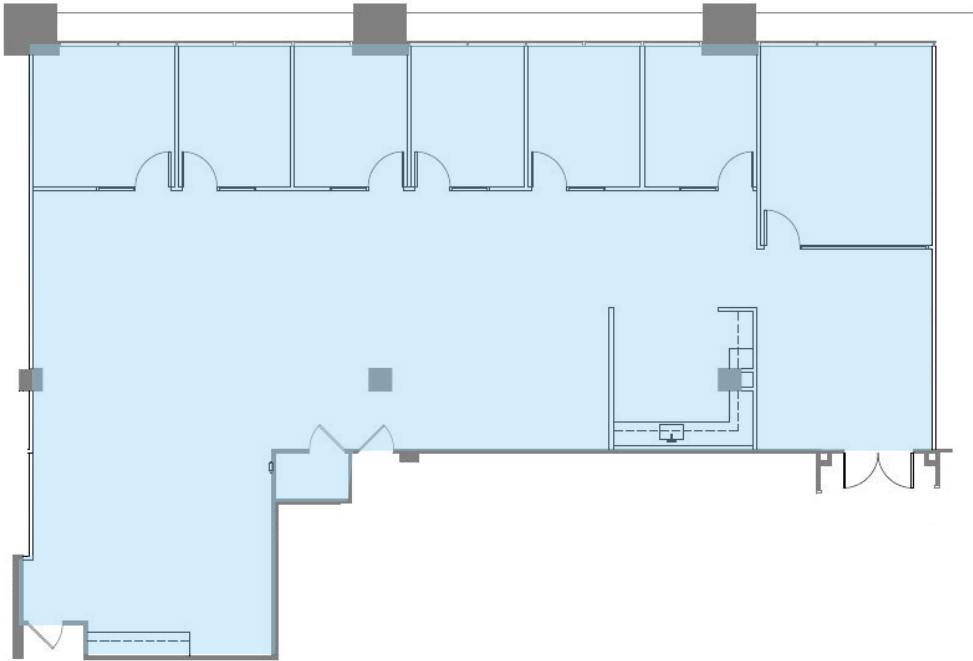


# Floor Plan

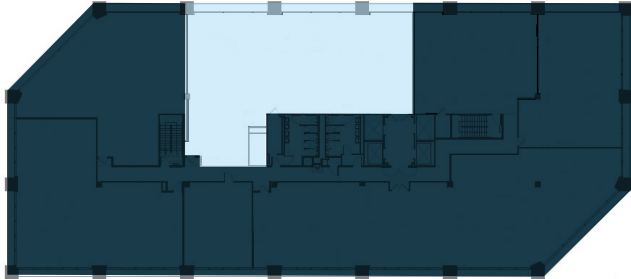
## 5th Floor

Suite 500 3,709 RSF

Spec suite with six offices, conference room, kitchen/break room, server room and bullpen space.



Key Plan

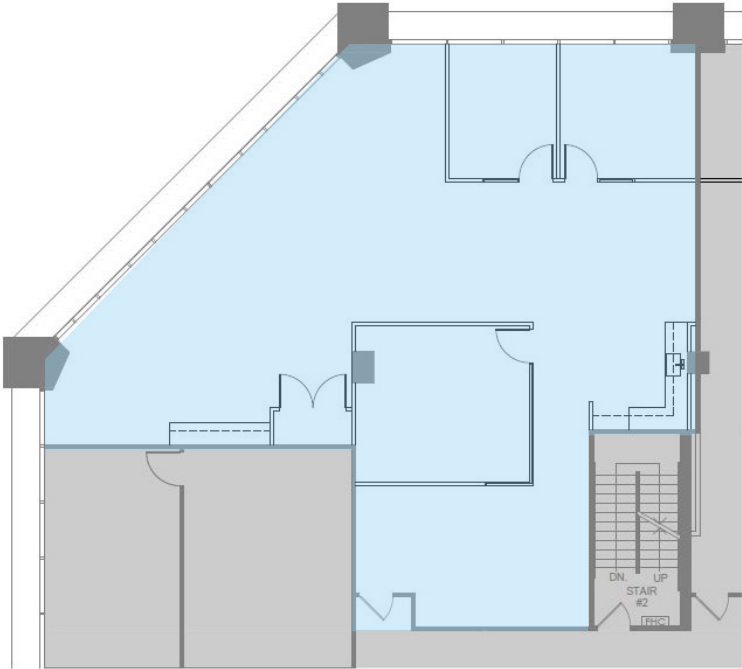


# Floor Plan

## 5th Floor

Suite 580 2,548 RSF

Spec suite with two offices, conference room, open kitchen, server room and bullpen space.



Key Plan



# Floor Plan

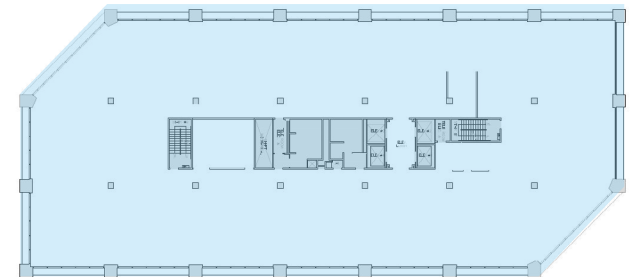
## 7th Floor

Suite 700 18,017 RSF

Full floor with fifteen offices, four conference rooms, kitchen/break room, server room, mail room, reception area and bullpen space.



Key Plan



**VIEW VIRTUAL TOUR**  
SUITE 700

# 700 N. CENTRAL AVE.



For More Information, Please Contact:

**Natalie Bazarevitsch**

Senior Vice President

+1 818 502 6723

Lic. 01188604

[natalie.bazarevitsch@cbre.com](mailto:natalie.bazarevitsch@cbre.com)

**Jackie Benavidez**

Vice President

+1 818 502 6758

Lic. 01894070

[jackie.benavidez@cbre.com](mailto:jackie.benavidez@cbre.com)

**Sean O'Malley**

Associate

+1 818 907 4699

Lic. 02192775

[sean.omalley@cbre.com](mailto:sean.omalley@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.