

WEST by NORTHWEST

BUSINESS PARK

A Lovett Industrial Property

For Lease

25,200 - 57,600 SF AVAILABLE

6315 West by Northwest Blvd. | Houston, TX 77043



WEST BY NORTHWEST BLVD.

LOVETT
INDUSTRIAL



Leasing By:

STREAM®

WEST by NORTHWEST

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Connected to Everything that Matters

PROPERTY OVERVIEW:

- Master-planned business park
- Outstanding corporate identity
- Attractive glass storefront entry
- Convenient access to Hwy. 290 and Beltway 8
- End-cap space

KEY DISTANCES:

 **10 minutes**
I-10

 **16 minutes**
Cypress

 **25 minutes**
Katy

 **20 minutes**
IAH Airport

 **25 minutes**
Houston CBD

 **40 minutes**
Hobby Airport



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Strategically located in one of Houston's most established corridors, West by Northwest keeps your business connected to major transportation routes, a strong labor force, and the region's key commercial hubs.

It's a location built to keep operations moving.

Memorial City



BELTWAY
8

WEST BY NORTHWEST BLVD.

6315 West by Northwest Blvd.

290

290

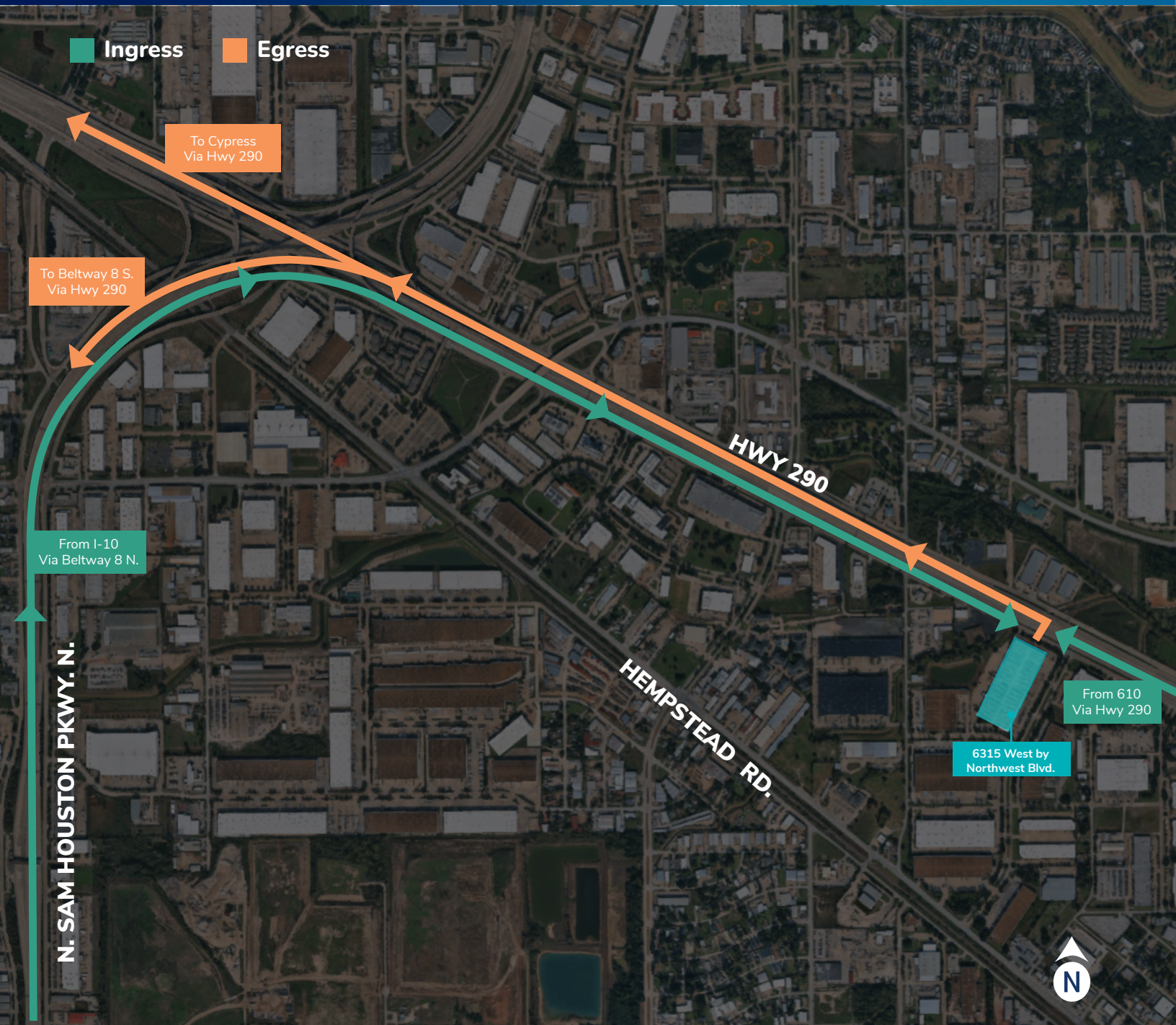
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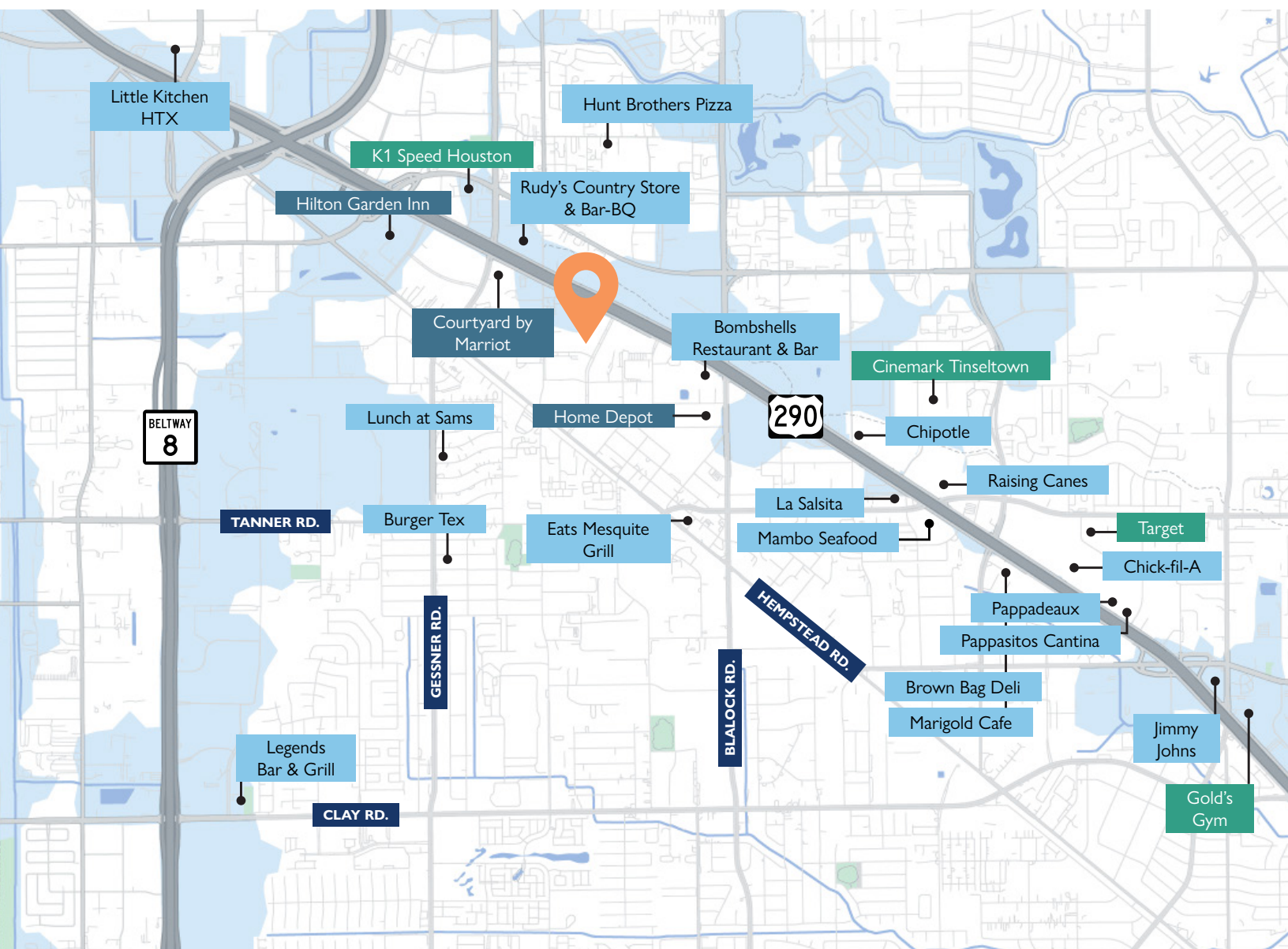
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B U S I N E S S P A R K

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Your Next Move Starts Here

West by Northwest has immediate access to a large amount of top tier amenities:



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Workforce & Population Highlights

Key Metrics

	5 Mile	10 Mile	15 Mile
Population (2026)	298,936	1,367,760	3,100,203
Households (2026)	111,204	542,649	1,190,460
Total Businesses	13,497	71,883	140,607
Consumer Expenditures (annual)	~\$6.79B	~\$39.14B	~\$85.23B

Household Income

	5 Mile	10 Mile	15 Mile
Median HH Income	\$71,678	\$78,992	\$79,337
Average HH Income	\$108,028	\$127,941	\$127,291
Per Capita Income	\$40,213	\$50,833	\$49,035

Employment

	5 Mile	10 Mile	15 Mile
Total Employed 16+	161,460	762,068	1,702,117
White Collar	52.6%	62.9%	62.2%
Blue Collar	28.3%	21.0%	20.9%
Construction/Extraction	9.3%	5.9%	6.1%
Production	6.1%	4.6%	4.3%
Transportation/Material Moving	9.6%	7.8%	7.6%
Services	19.1%	16.1%	17.0%

Education

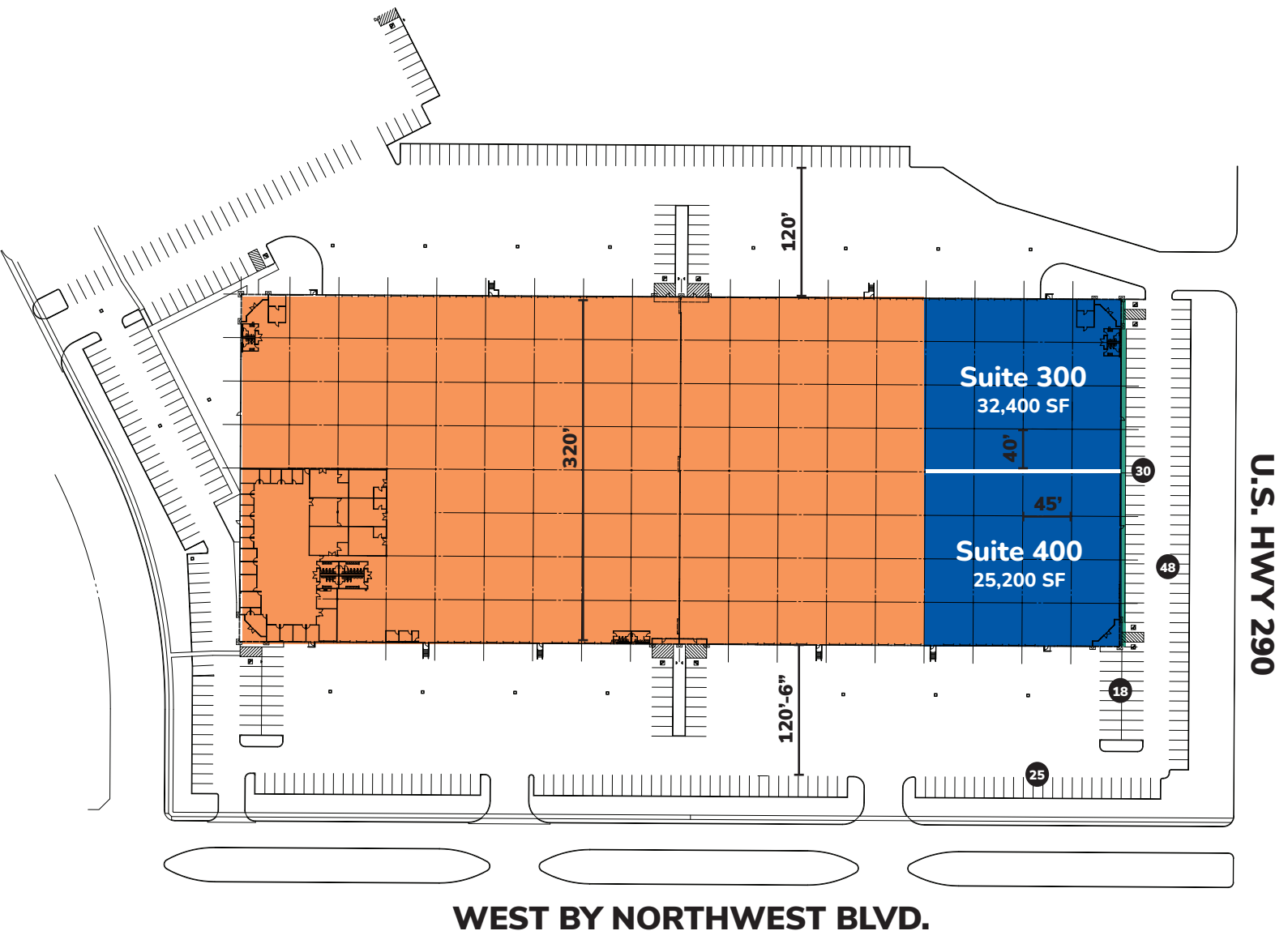
	5 Mile	10 Mile	15 Mile
Total Pop 25+	197,320	926,005	2,076,046
Less than 9th Grade	11.9%	8.0%	8.2%
9th–12th, No Diploma	7.8%	5.9%	5.9%
High School Graduate	21.3%	17.7%	18.0%
GED/Alternative	3.6%	3.4%	3.6%
Some College, No Degree	16.1%	15.2%	15.1%
Associate Degree	7.5%	7.1%	7.2%
Bachelor's Degree	21.8%	26.6%	25.5%
Graduate Degree	9.9%	16.1%	16.4%

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Leased Available Signage Opportunity

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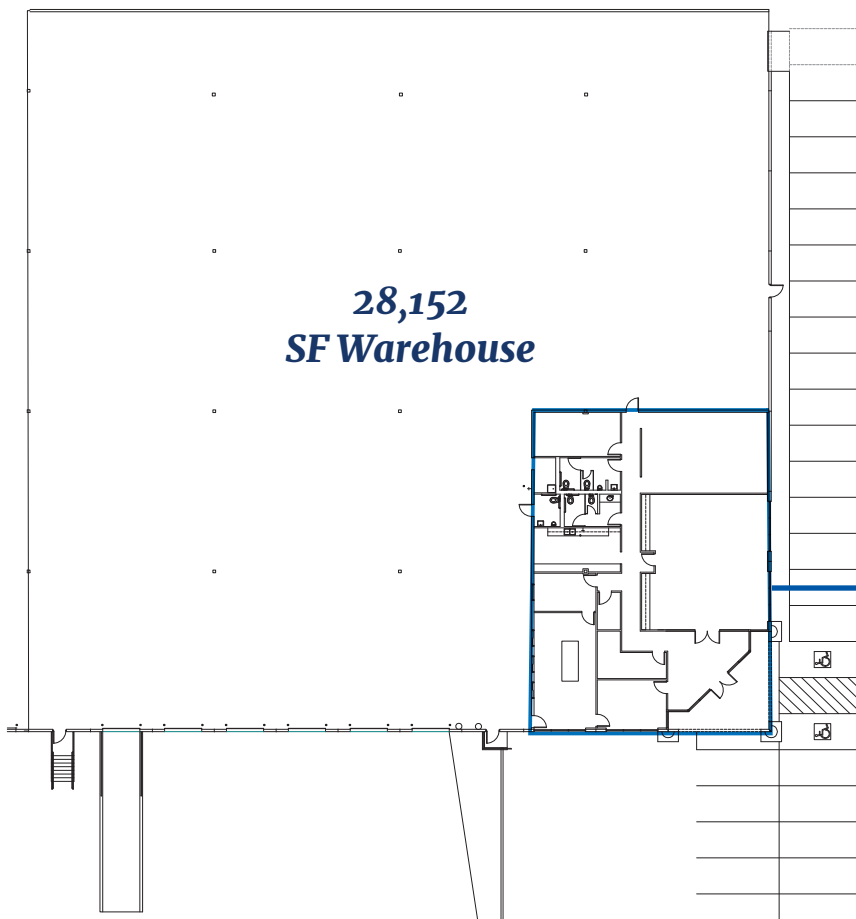
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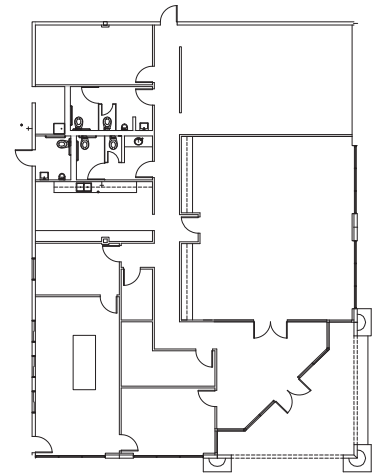
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Suite 300 Overview

- 32,400 SF available
 - 28,152 SF warehouse
 - 4,248 SF office
- Fully sprinklered (ESFR)
- 24' clear height
- 40'x45' bays
- Front-load configuration
- 72 auto spaces
- Truck court: 120'
- Five (5) dock-high doors
- One (1) drive-in ramp
- End-cap space
- Fully insulated
- **150 amps, 3-phase, 480V**



4,248 SF Office



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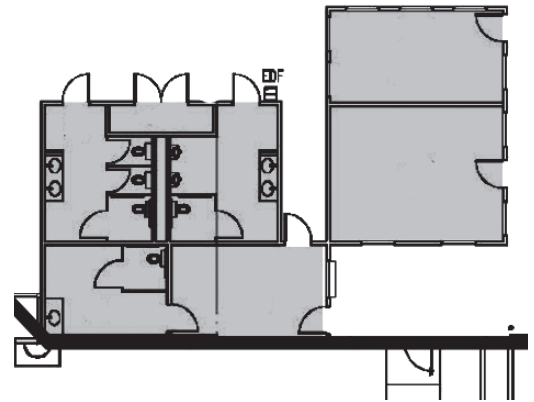
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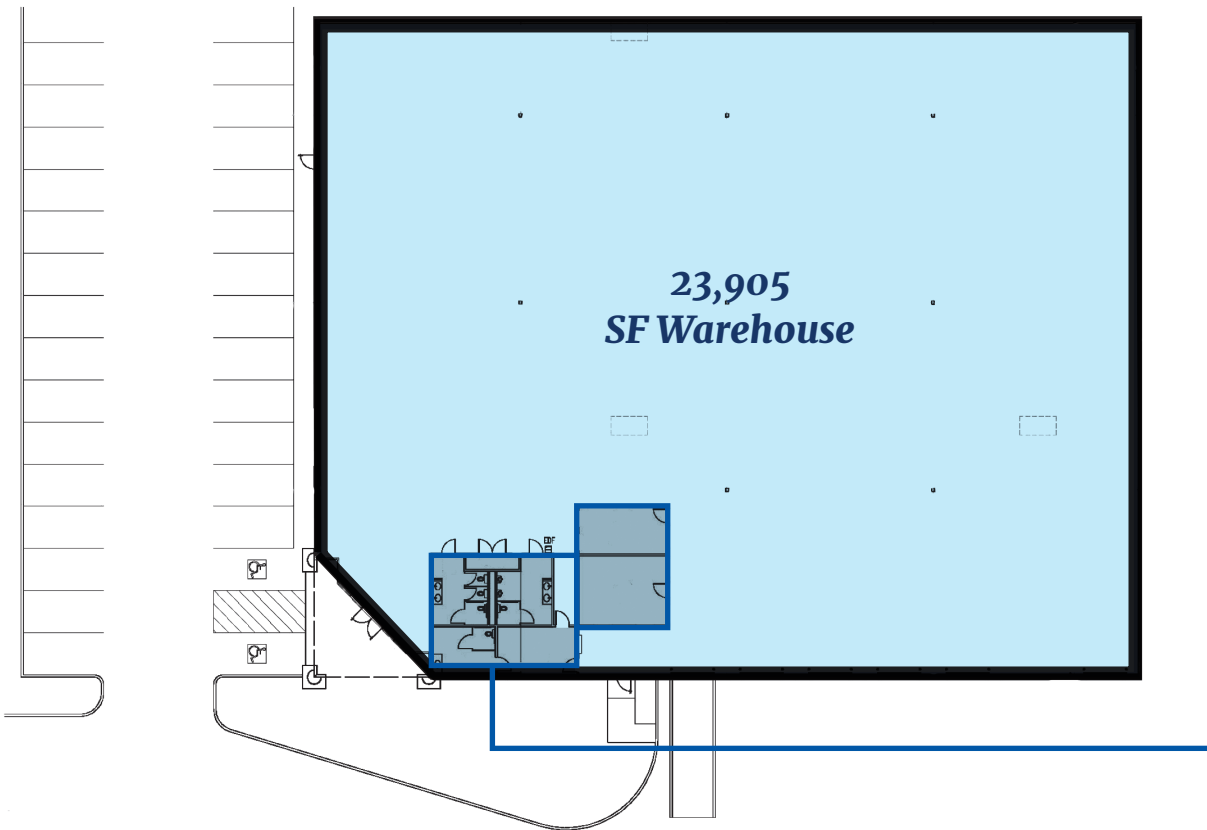
Suite 400 Overview

- 25,200 SF available
 - 23,905 SF warehouse
 - 1,295 SF office
- ESFR sprinkler system
- 40'x45' bays
- 24' clear height
- Five (5) dock-high 9'x10' loading doors
- One (1) drive-in ramp
- Fenced truck apron
- Truck court: 120'-6"
- Front-load configuration
- 36 auto spaces
- Fully insulated
- **200 amps, 3-phase, 480V**

1,295 SF Office



23,905 SF Warehouse



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FOR LEASING INFORMATION



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