

# LEASE

## 1250 W SAM HOUSTON PARKWAY

1250 West Sam Houston Parkway South Houston, TX 77042



### OFFERING SUMMARY

Lease Rate:	\$24 sqft
Building Size:	188,215 SF
Available SF:	17,000 sqft

### PROPERTY OVERVIEW

**STRATEGICALLY SITUATED ALONG THE WEST SAM HOUSTON PARKWAY (BELTWAY 8), THIS PROPERTY ENJOYS EXCEPTIONAL EXPOSURE IN ONE OF HOUSTON'S BUSIEST COMMERCIAL CORRIDORS. THE LOCATION PROVIDES DIRECT ACCESS TO MAJOR THOROUGHFARES, INCLUDING BELTWAY 8, I-10, AND THE WESTPARK TOLLWAY, ALLOWING FOR SEAMLESS CONNECTIVITY TO THE ENERGY CORRIDOR, MEMORIAL CITY, DOWNTOWN HOUSTON, AND THE GALLERIA.**

Introducing a premier leasing opportunity at 1250 West Sam Houston Parkway South, Houston, TX, 77042. This distinguished property offers a prime location for businesses seeking a dynamic presence. With modern amenities and versatile spaces, it caters to a range of commercial needs. The property boasts high visibility, ample parking, and different facilities, ensuring an ideal environment for success. From customizable office suites to expansive retail areas, this property provides an exceptional canvas for businesses to thrive. Discover a strategic leasing opportunity that merges convenience, quality, and prestige at 1250 West Sam Houston Parkway South.

### PROPERTY HIGHLIGHTS

**Lana Nimri**  
(832) 404-0412  
TX #792356



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### PROPERTY DESCRIPTION

Position your business in one of Houston's most strategically located office assets at 1250 W Sam Houston Parkway, a highly visible, multi-tenant office building in the heart of the prestigious Westchase business district. Ideally situated along Beltway 8, this property offers unmatched accessibility, professional presence, and convenience for tenants seeking a central Houston location.

Designed to accommodate a wide range of users, the building features flexible floor plans suitable for executive suites, growing teams, and full-service office operations. Tenants benefit from a well-maintained, professional environment supported by on-site management, 24-hour secure access, and responsive maintenance, ensuring a seamless day-to-day experience.

The property offers a strong amenity package including covered parking, high-speed Wi-Fi, access to conference facilities, and optional furnished suites, allowing businesses to operate efficiently from day one. An on-site deli/cafeteria enhances convenience for employees and visitors, while the landlord's in-house construction team provides turnkey tenant improvement solutions tailored to specific needs.

With immediate connectivity to Beltway 8, I-10, and Westpark Tollway, tenants enjoy effortless access to Houston's major business corridors, residential communities, and retail hubs. The surrounding Westchase area is known for its strong corporate presence, dense workforce, and continued growth, making it an ideal environment for businesses to thrive.



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