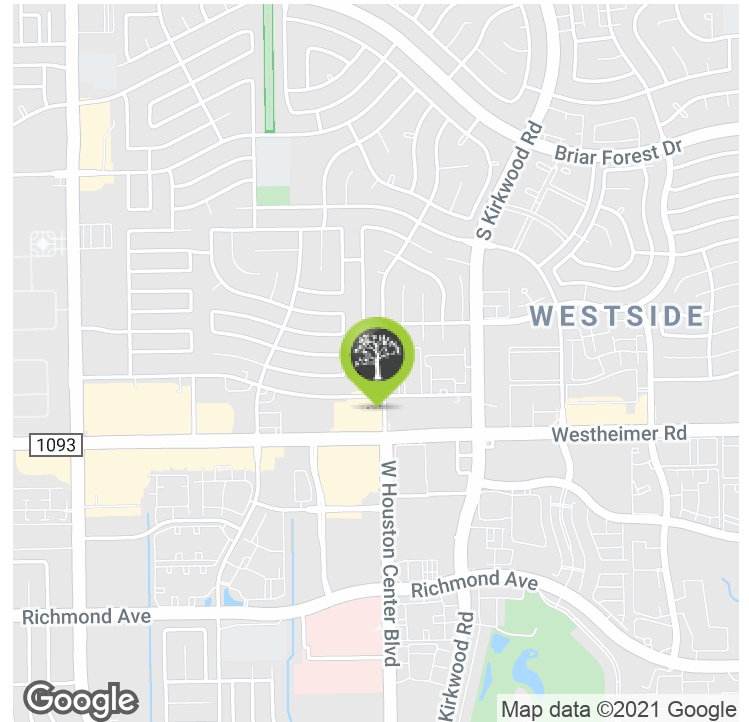


FOR LEASE | OFFICE | 2550 GRAY FALLS DRIVE



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OFFERING SUMMARY

Available SF:	321 - 10,484 SF
Lease Rate:	\$17.00 - 19.17 SF/yr (Full Service)
Lot Size:	2.5 Acres
Building Size:	84,967 SF
Zoning:	none
Market:	West Houston

PROPERTY OVERVIEW

Beautiful 4 story office building conveniently located at Westheimer and Gray Falls in Southwest Houston. Minutes from Sam Houston Parkway. Local stable ownership with onsite responsive management and leasing. Attractive lobby with comfortable visitor seating. Open surface and reserved covered parking available with elevator access to the parking garage.

Flexible leases available with many upgraded finishes in several suites. Great restaurants and many fast food locations nearby. FedEx Retail Store within one block. Please call for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- Four Story Building
- Single Office Space from \$400/mo
- Over 84,000 sf of Office Space
- Underground, Reserved, Covered, and Open Surfaced Parking
- Controlled Heating Per Floor
- On-site Management & Leasing
- 24 Hour Controlled Access
- Building Identity Available

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SCAN ME
with your phone's
camera to schedule
your video tour!



LOOK & LEASE WITHOUT LEAVING THE COMFORT OF YOUR HOME!



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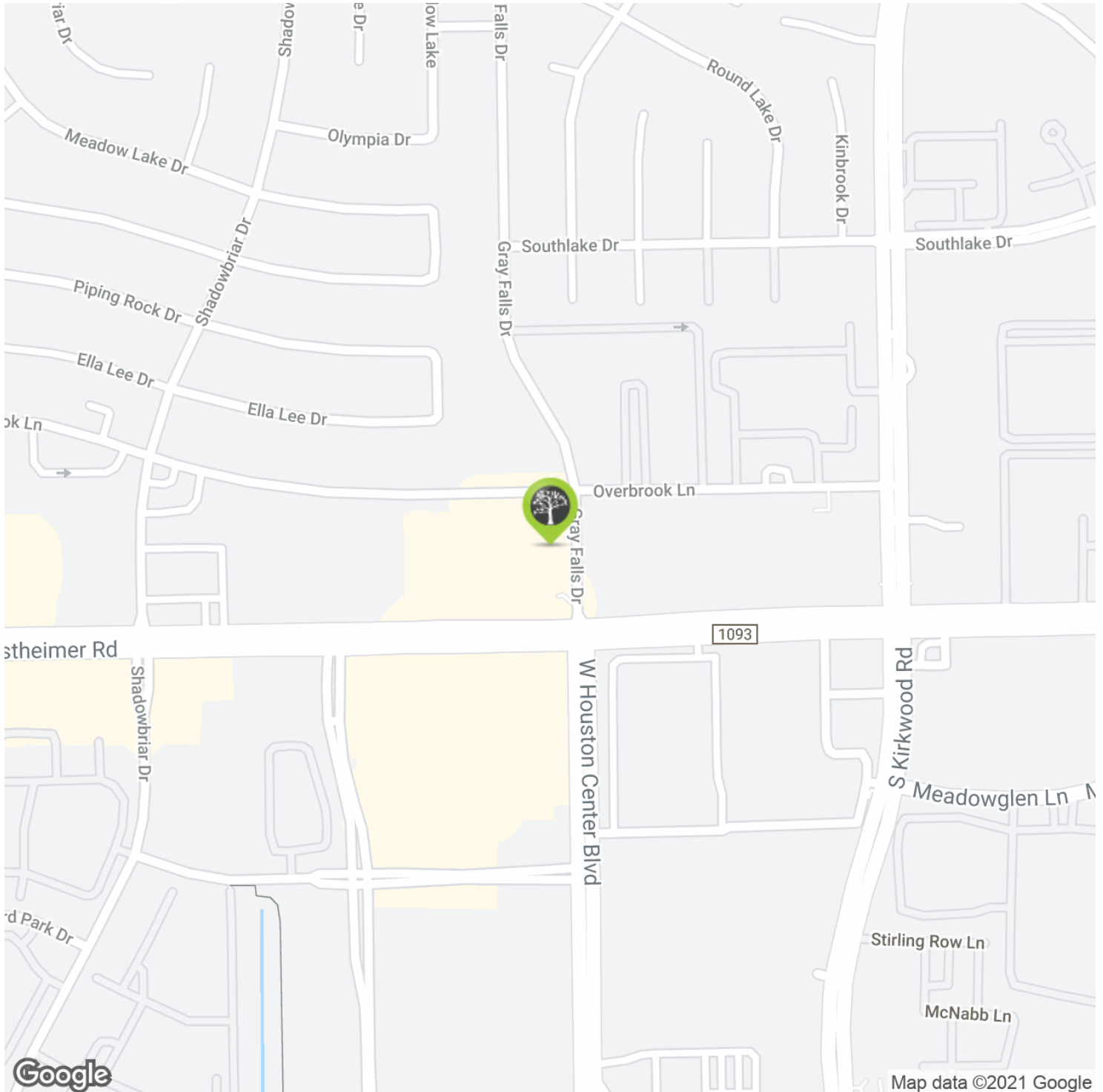
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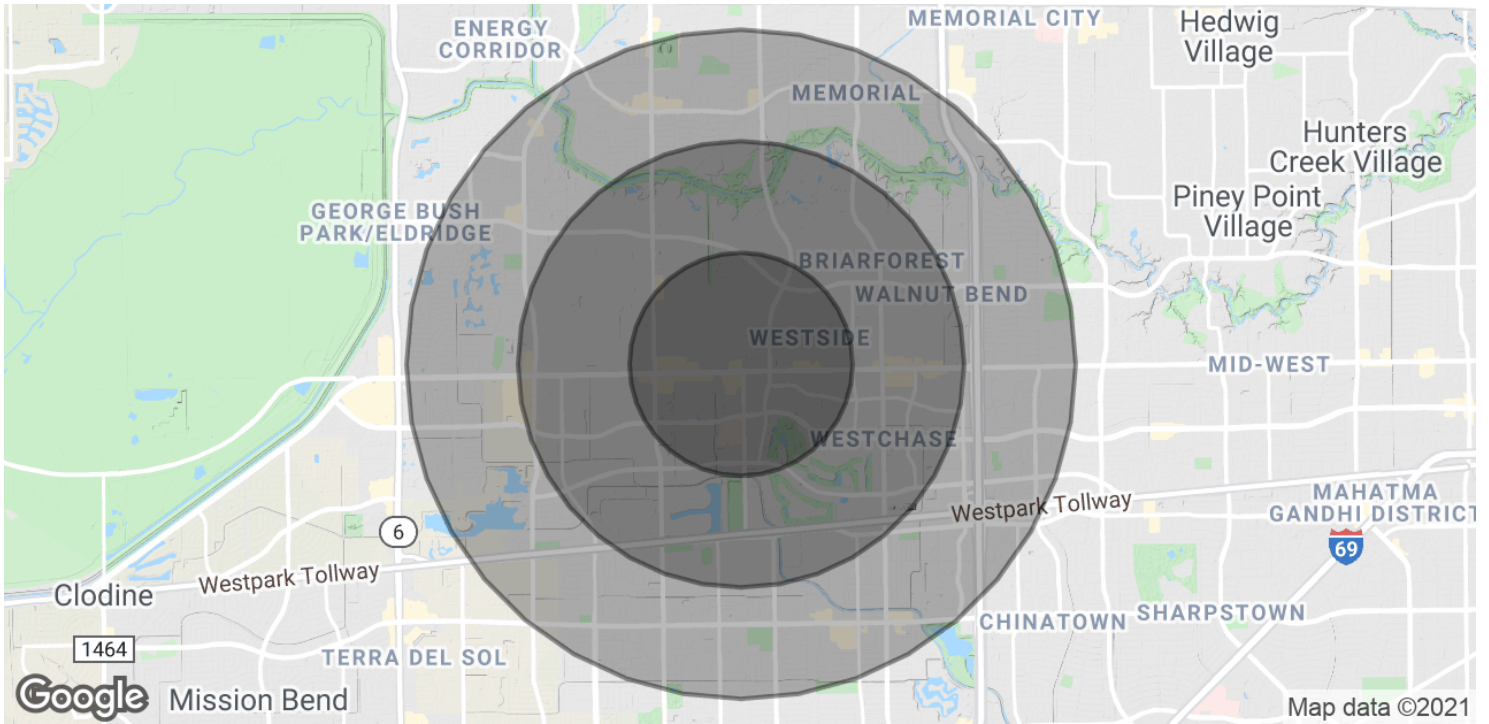
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,235	79,537	169,968
Average age	32.9	34.3	34.3
Average age (Male)	33.1	34.3	33.9
Average age (Female)	33.2	35.0	35.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,075	36,003	70,976
# of persons per HH	2.2	2.2	2.4
Average HH income	\$76,568	\$76,607	\$79,253
Average house value	\$236,972	\$251,732	\$264,169

* Demographic data derived from 2010 US Census

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