

Ponderosa Square

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090



Available
4,320 SF

Available
1,440 SF

Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

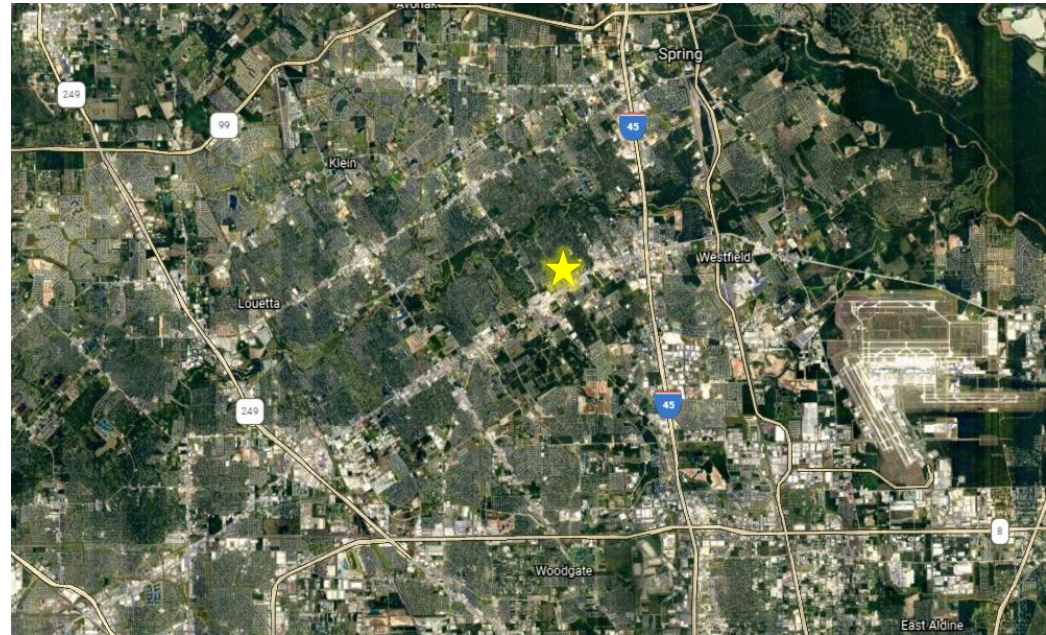

vantagepoint
real estate group

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090

PROPERTY HIGHLIGHTS:

- Intersection of Cypress Creek Parkway & Beaver Spring Dr
- Newly Remodeled Professional Park
- 4/1,000 Parking Ratio
- Pylon Sign Available
- Individualized Storefront Designs Enhancing Tenant's Presence
- Easy Access to North Fwy, SH 249, and Beltway 8
- Located 11.5 miles from IAH
- 71,329 (average daily traffic counts)



DEMOGRAPHICS:

| | | | |
|---------------------|-----------------|-----------------|-----------------|
| • Population | 18,180 (1 mi) | 129,139 (3 mi) | 312,495 (5 mi) |
| • Employees | 9,802 (1 mi) | 35,190 (3 mi) | 103,068 (5 mi) |
| • Households | 7,014 (1 mi) | 48,240 (3 mi) | 110,172 (5 mi) |
| • Average HH Income | \$70,016 (1 mi) | \$72,364 (3 mi) | \$77,915 (5 mi) |

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

Ponderosa Square

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090

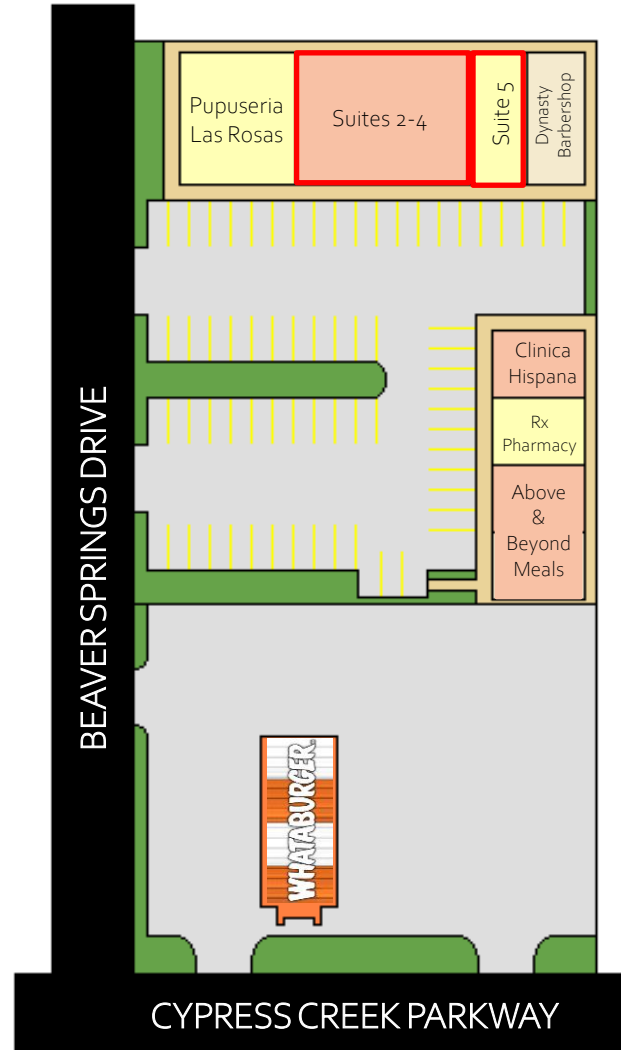
AVAILABLE SUITE IN RED:

Suites 2-4 – 4,320 SF

Suite 5 – 1,440 SF

CO-TENANTS:

Pupuseria Las Rosas
Clinica Hispana Ponderosa
RxAssist Pharmacy
Above and Beyond Meals
Dynasty Barbershop



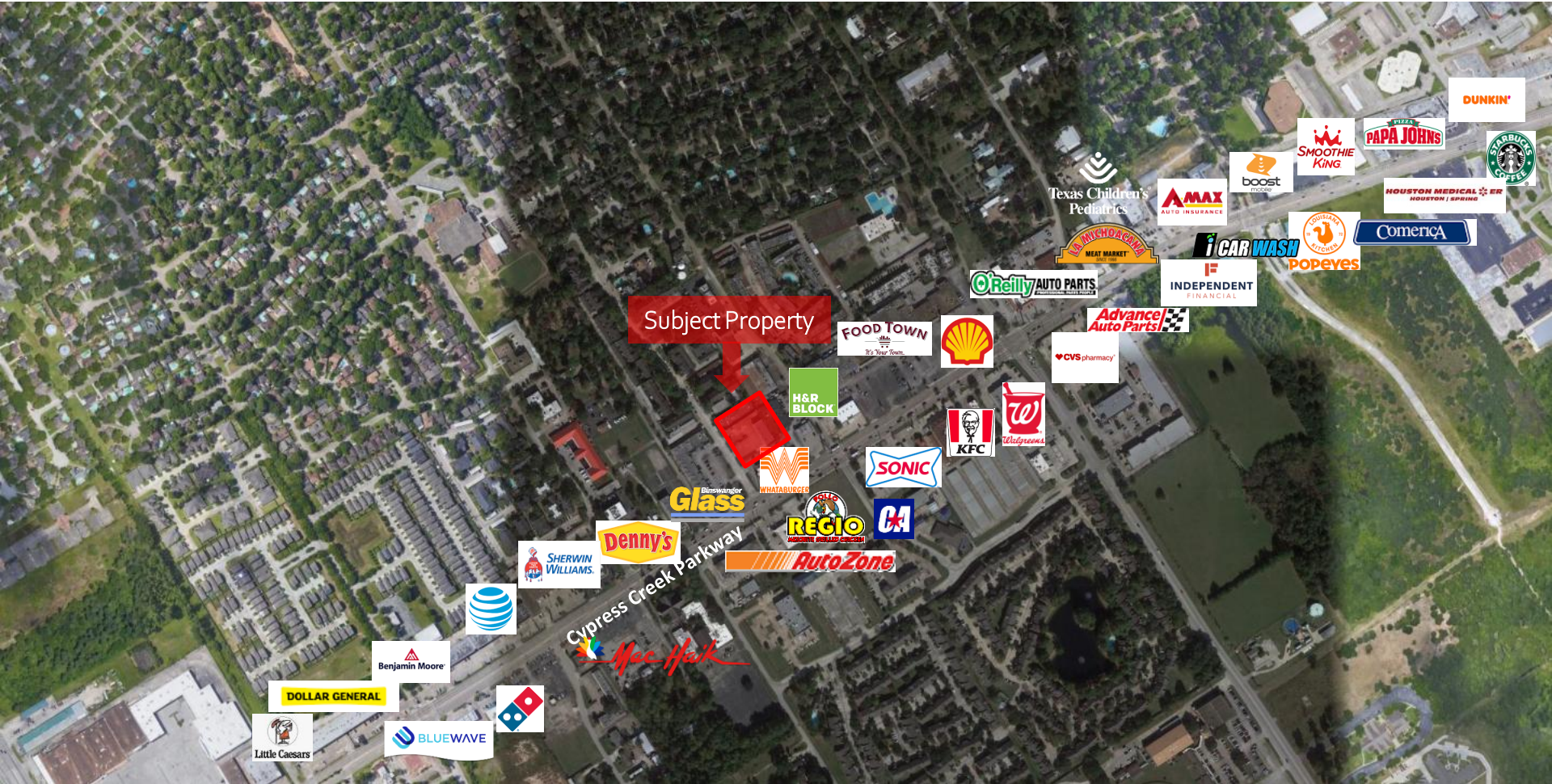
Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

vantagepoint
real estate group

Ponderosa Square

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090



Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

vantagepoint
real estate group