

# REMINGTON SQUARE III

10713 W. Sam Houston Pkwy. N. | Houston, TX 77064



Divisible Sublease Opportunity

5th Floor | Up to 26,411 RSF



Now available for sublease, this 26,411 RSF office opportunity on the 5th floor of Remington Square III at 10713 W. Sam Houston Parkway North.

The property's central Northwest Houston location places tenants within minutes of Beltway 8, providing seamless access to major business districts, George Bush Intercontinental Airport, and an extensive mix of retail, dining, and hospitality amenities.

Combining visibility, accessibility, and a strategic infill location, the space offers an exceptional option for companies seeking a well-connected corporate environment.



# Sublease Details:

**26,411 SF**  
RSF

**8/31/2030**  
Term

**30 Days**  
Occupancy

**Negotiable**  
Rate

**FF&E Available**  
Space Attributes

**4.5/1,000 RSF**  
Parking Ratio

**\$85.00/Month**  
Reserved Parking  
(Unreserved: No Charge)

**\$13.29**  
OPEX

## Sublease Availability:

FLOOR 5

26,411 RSF

DIVISIBLE



## BUILDING AMENITIES



TENANT LOUNGE



CONFERENCE CENTER



FIRST WATCH  
RESTAURANT ON-SITE



PROPERTY MANAGEMENT



FITNESS CENTER



PRIME ACCESSIBILITY



COVERED PARKING



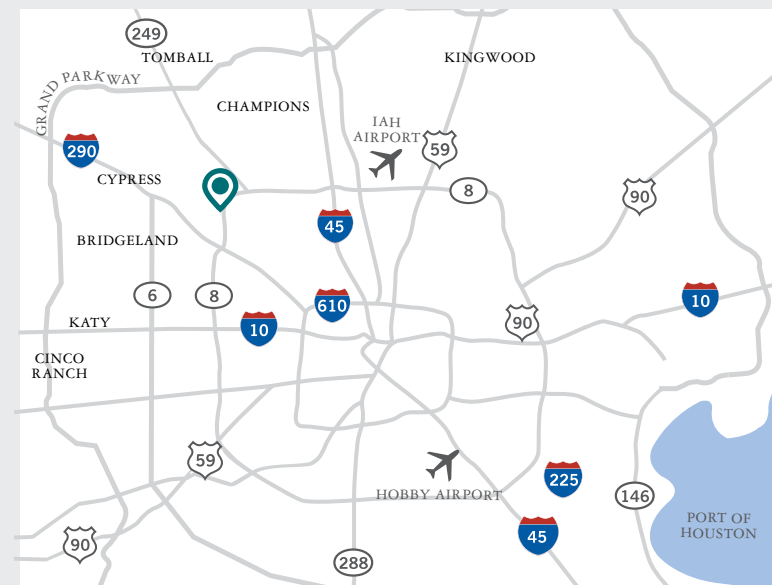
GARDEN & PARK AREAS



SECURE ACCESS



ON-SITE SECURITY

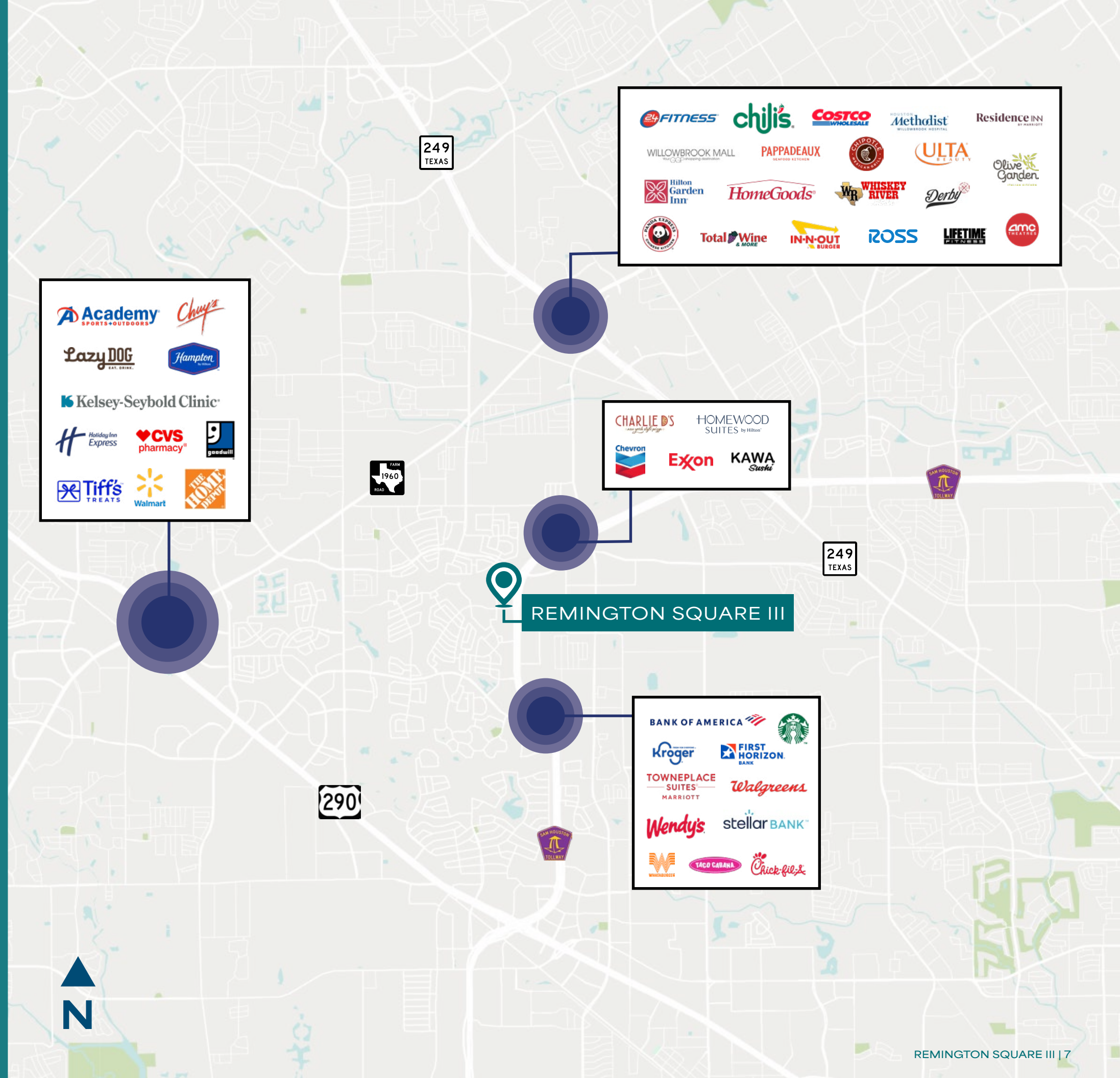
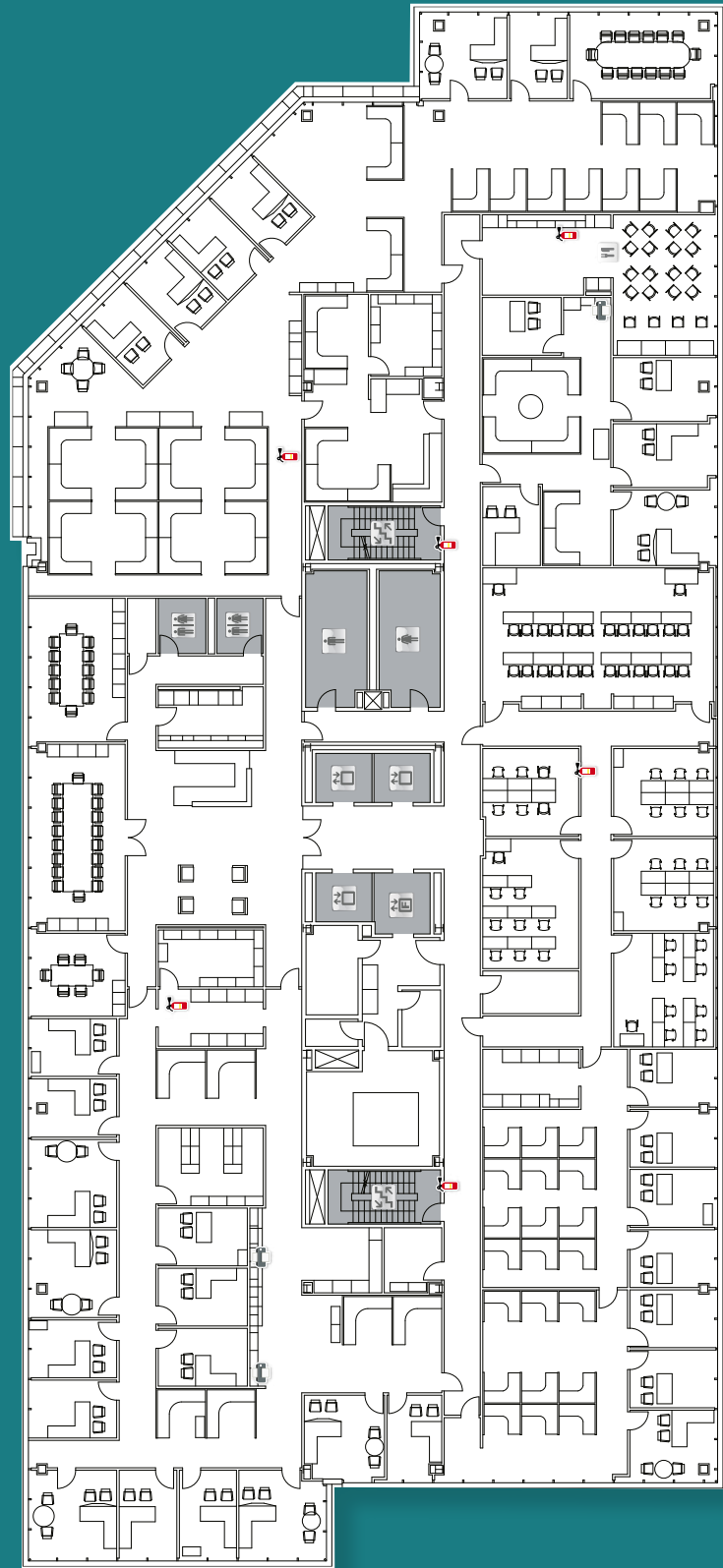




# Elegance Redefined

# Suite 500 Floor Plan

26,411 RSF | Divisible



**Academy Sports+Outdoors** | **Chuy's**  
**Lazy Dog** | **Hampton**  
**Kelsey-Seybold Clinic**  
**Holiday Inn Express** | **CVS pharmacy** | **goodwill**  
**Tiff's Treats** | **Walmart** | **THE HOME DEPOT**

**24 FITNESS** | **chili's** | **COSTCO WHOLESALE** | **Methodist WILLOWBROOK HOSPITAL** | **Residence Inn**  
**WILLOWBROOK MALL** | **PAPPADEAUX** | **PIZZA POTATO** | **ULTA BEAUTY** | **Olive Garden**  
**Hilton Garden Inn** | **HomeGoods** | **WHISKEY RIVER** | **Derby**  
**AMC THEATRE** | **Total Wine & More** | **IN-N-OUT BURGER** | **ROSS** | **LIFETIME FITNESS** | **AMC TREATS**

**CHARLIE D'S** | **HOMewood SUITES by Hilton**  
**Chevron** | **Exxon** | **KAWA Sushi**

**BANK OF AMERICA** | **Starbucks**  
**Kroger** | **FIRST HORIZON BANK**  
**TOWNEPLACE SUITES MARRIOTT** | **Walgreens**  
**Wendy's** | **stellarBANK**  
**Wendy's** | **TACO CABANA** | **Chick-fil-A**

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For more information, contact:

**WELDON MARTIN**

weldon.martin@streamrealty.com  
713.444.9211

**GRANT SCHIRO**

grant.schiro@streamrealty.com  
832.459.1370

  
**STREAM**®