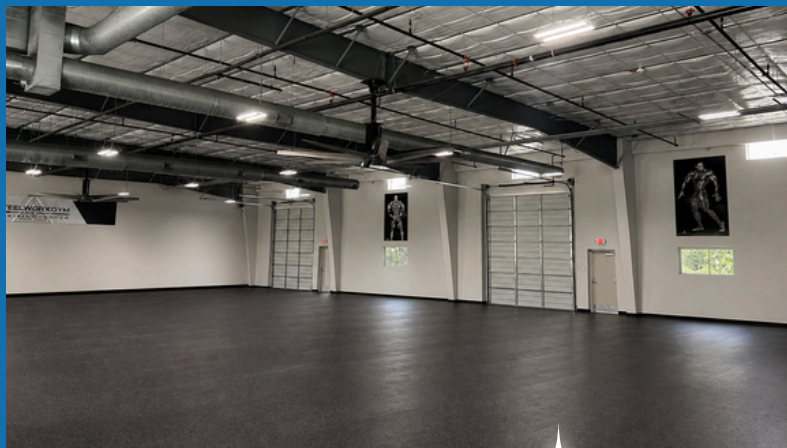


**±10,000 SQ.FT.  
FLEX SPACE -  
FOR LEASE**



**410 GENESIS BLVD, SUITE D, WEBSTER, TEXAS**



## PROPERTY FEATURES

- ▶ ±10,000 SF Available (Suite D)
- ▶ ±1,600 SF of Finished Interior, Offering Flexible Office Buildout to Suit
- ▶ Open Warehouse Layout with Exposed Ceilings
- ▶ Fully Climatized
- ▶ 18' Clear Height
- ▶ Ample Common Area Parking with Rear Truck Access
- ▶ Two (2) Insulated Grade-Level Roll-Up Doors
- ▶ Currently Occupied by an Existing Gym
- ▶ Prime Location with Easy Access to I-45 and the Webster Medical Corridor
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

## CONTACT INFORMATION

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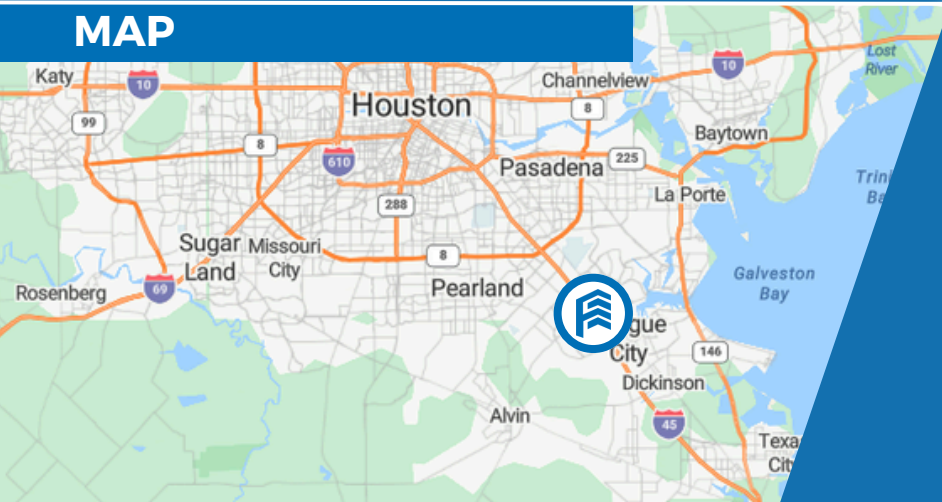
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## 410 GENESIS BLVD, SUITE D, WEBSTER, TEXAS

Located within Odyssey Park at 410 Genesis Blvd, this  $\pm 10,000$  SF commercial flex space (Suite D) presents an excellent leasing opportunity in the highly active Southeast Houston submarket. The space includes  $\pm 1,600$  SF of finished interior area with customizable buildout and existing high-end finishes, complemented by a wide-open warehouse layout with exposed ceilings that can easily accommodate a variety of users. The property is fully climate-controlled and features 18' clear heights, rear truck access, and two (2) insulated grade-level roll-up doors. A large common parking area further supports both employee and customer traffic, making the property well-suited for light industrial and distribution users, service businesses, high-end retail/showroom tenants, as well as medical and R&D users. Strategically positioned with immediate access to I-45 and proximity to W NASA Parkway, the property sits within the thriving Webster corridor, known for one of Houston's most active flex and industrial hubs, benefiting from strong regional connectivity and a diverse, growing population.

### MAP



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