

11275 SOUTH SAM HOUSTON PARKWAY WEST

Houston, TX 77031

Office For Lease

7,452 - 8,368 SF



Leasing Information:
281.875.7821

Robert Willard
281.875.7811
rwillard@lpc.com

Lincoln

16945 Northchase Drive
Suite 150
Houston, TX 77060

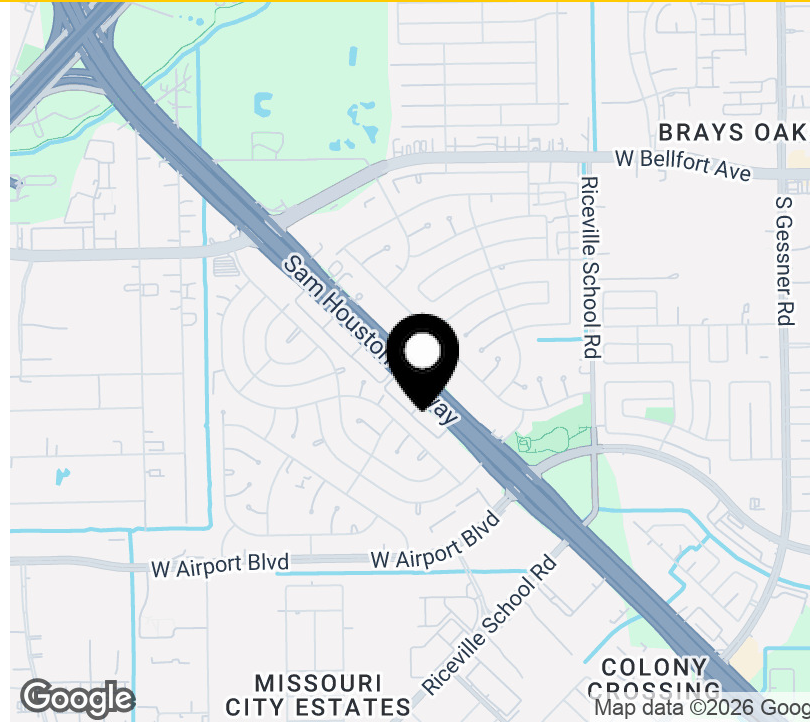
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7,452 - 8,368 SF



Offering Summary

Building Size:	42,150 SF
Available SF:	7,452 - 8,368 SF

Availabilities

Availabilities	SF	Lease Rate	Date Available
Available Suite	8,368 SF	Contact Broker	Immediately
Suite B150	7,452 SF	Contact Broker	Immediately

Property Highlights

- Office Lease with open concept buildout
- Move-in ready
- Prime location, Beltway frontage with great visibility
- Great ingress and egress

Demographics

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	408	1,610	5,095
Total Population	968	3,867	13,734
Average HH Income	\$83,562	\$87,207	\$74,796



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Property Amenities

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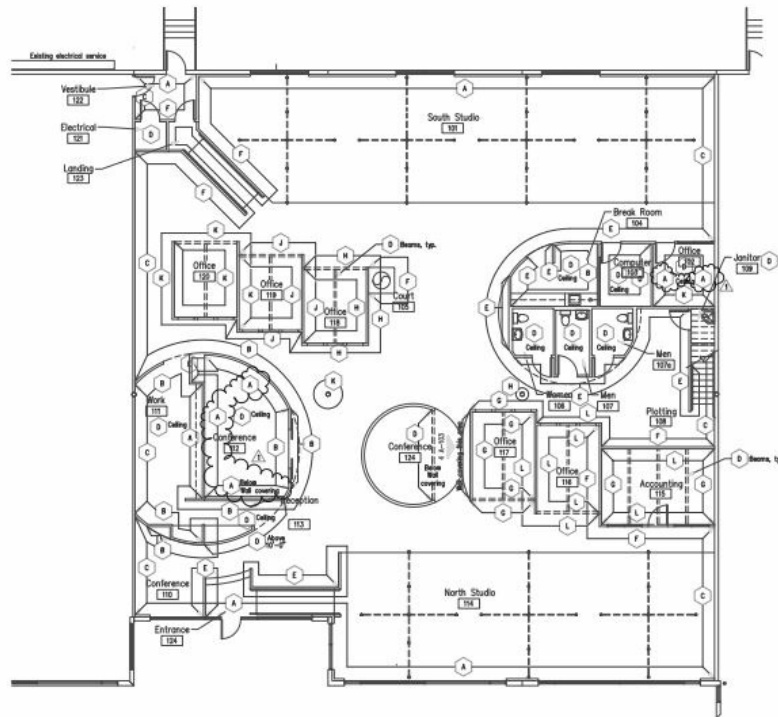
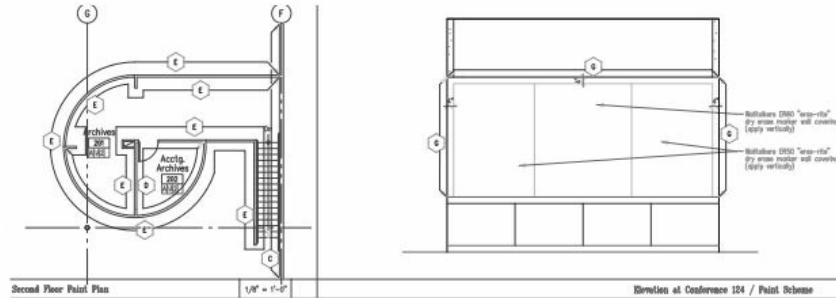
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Available Suite

8,368 SF



Suite	Size	Lease Rate	Description
Available Suite	8,368 SF	Contact Broker	Available

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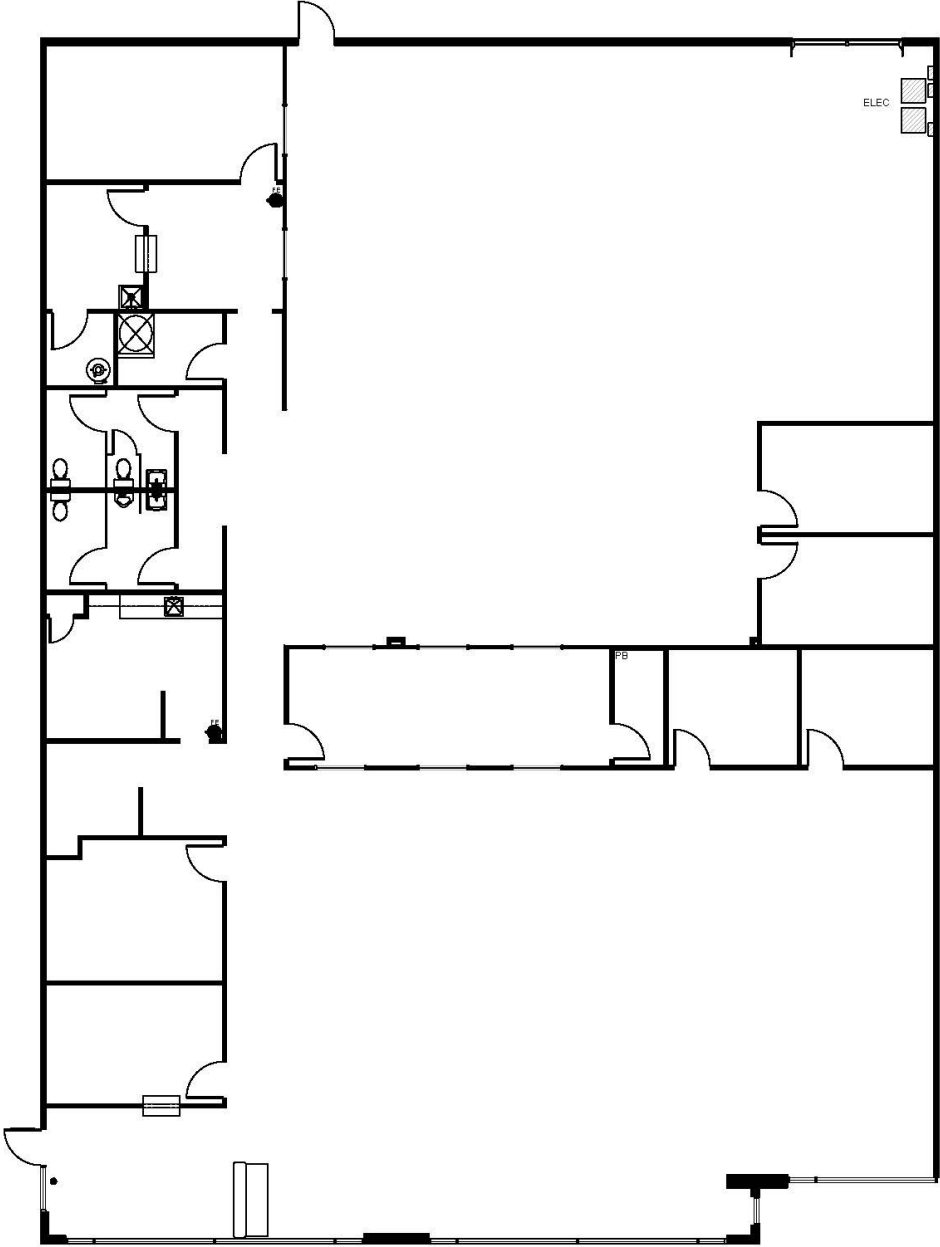
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Suite 150
7,452 SF



Suite	Size	Lease Rate
Suite B150	7,452 SF	Contact Broker

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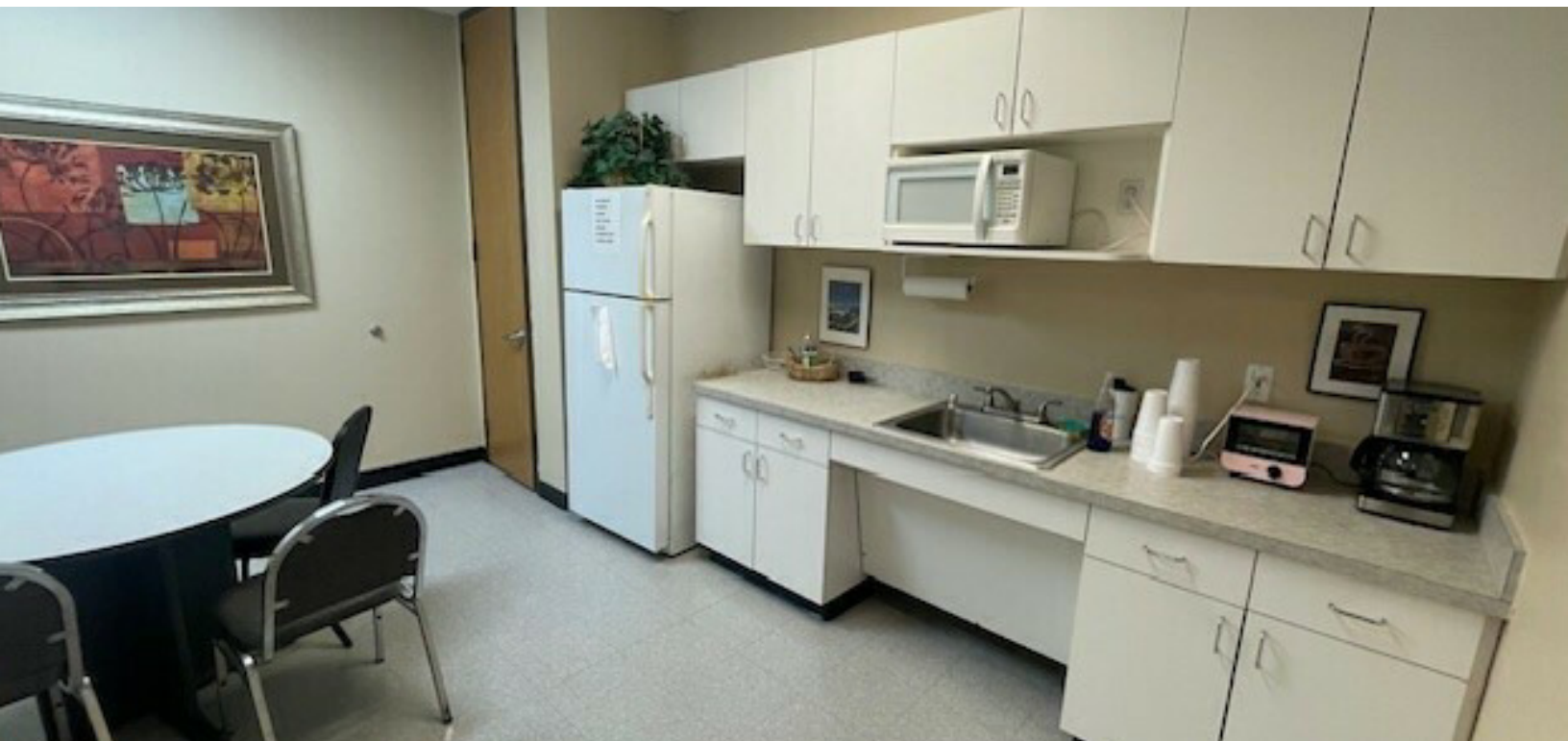
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