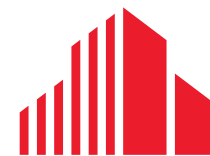




**FOR SUBLEASE - 17,152 RSF**

**10777 CLAY ROAD  
HOUSTON, TX 77043**



**CUSHMAN &  
WAKEFIELD**

# 10777 CLAY ROAD HOUSTON, TX 77043

## Property Features

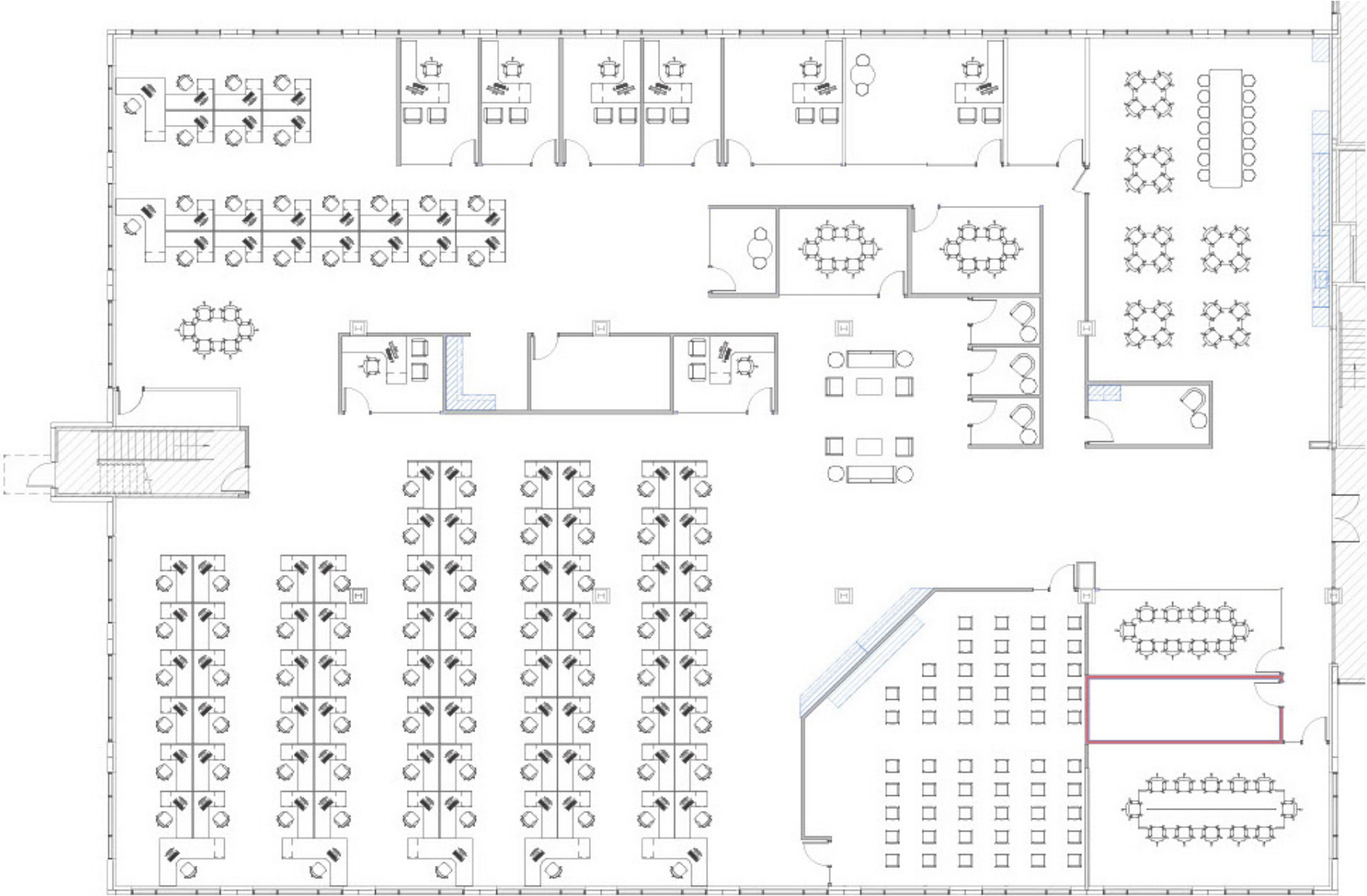
Conveniently located off Beltway 8, this office space provides direct access to major Houston thoroughfares and a variety of nearby restaurants, retail, and hotels. New Class A renovations throughout building lobbies, restrooms, and tenant lounge

### Space Details

|                            |   |
|----------------------------|---|
| Size:                      | 17,152 RSF on the 1st Floor   |
| Availability:              | 30 Days   |
| Term:                      | Through January 31, 2035  |
| Rate:                      | Negotiable  |
| Operating Expenses (2026): | \$10.54   |
| Tenant Improvements:       | As-Is   |
| FF&E:                      | Negotiable  |
| Parking:                   | <ul style="list-style-type: none"><li>• 69 Unreserved</li><li>• 17 Reserved Covered Parking Spaces at No Charge</li></ul> |
| Signage:                   | Building monument signage   |
| Security:                  | Premises security system in place   |



**10777 CLAY ROAD  
HOUSTON, TX 77043**

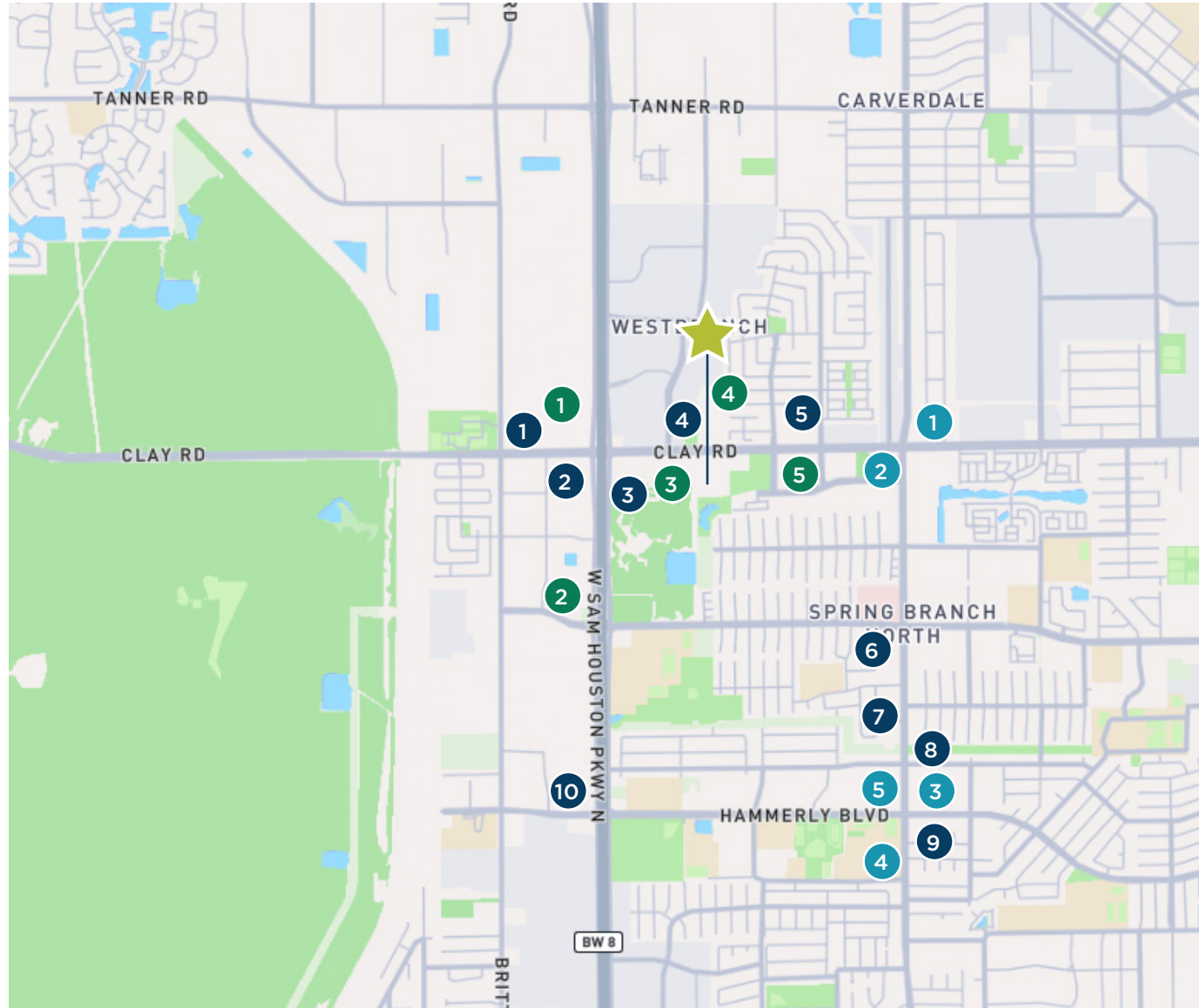




# 10777 CLAY ROAD HOUSTON, TX 77043

## RESTAURANTS

- 1 Church's Chicken
  - Taco Cabana
- 2
  - Sonic Drive - In
  - McDonald's
- 3
  - JCL Grill
- 4
  - Backyard Cafe & Grill
- 5
  - Neighbor's Kitchen
  - Murphy's Deli
- 6
  - Thanh Restaurant
  - Starbucks
  - Teriyaki Chicken
  - KFC
  - Thai Jim
  - Pho Saigon
  - Juarez Restaurant
  - Chavez Mexican Cafe
- 7
  - Chicken Buffet
  - Whataburger
  - Taqueria Cancun
- 8
  - Grandma Noodle
  - McDonald's
  - Pho Huy Restaurant
  - Restaurante Las Llardas
  - New Wok Chinese Cafe
  - Las Hamascas
  - La Pupusa Loca
  - El Gallo Mexican Restaurant
- 9
  - Long John Silver's
  - Subway
  - Dominoes
- 10
  - Burger King
  - Jack In the Box



## HOTELS

- 1 Comfort Suites
- 2 Staybridge Suites
- 3 Sheraton Houston West
  - La Quinta Inn
  - Holiday Inn
- 5 Residence Inn by Marriott

## RETAIL

- 1 Walgreens
- 2
  - HEB
  - Chase Bank
  - Sally Beauty
  - T-Mobile
- 3
  - Kroger
  - Planet Fitness
  - Dollar Tree
  - Verizon Wireless
- 4
  - Metro by T-Mobile
  - Frost Bank
- 5 Bank of America



**FOR MORE INFORMATION, CONTACT:**



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