

ALMEDA BUSINESS CENTER

NOW SELLING & LEASING!



FIND FLEXIBLE OFFICE & WAREHOUSE SUITES TAILORED TO YOUR BUSINESS NEEDS

Conveniently located just 10 minutes from Pearland and 15 minutes from Downtown Houston, Almeda Business Center offers easy access to Highway 288 and Beltway 8. Its prime location positions businesses to take full advantage of Pearland's rapidly growing economy!

- ✓ **24 UNITS, 1,240 SQ. FT. FLEX SPACES**
- ✓ **CUSTOMIZABLE LAYOUTS TO FIT YOUR BUSINESS REQUIREMENTS**
- ✓ **IDEAL FOR OWNER-OCCUPANTS OR INVESTORS**
- ✓ **AVAILABLE FOR SALE OR LEASE**
- ✓ **MODERN CONSTRUCTION WITH FLEXIBLE, EFFICIENT DESIGN**

Almeda Business Center features three buildings with a total of 24 thoughtfully designed office/warehouse flex suites, each offering functional layouts and modern amenities, including:

- Fully Insulated Warehouse and Air-Conditioned Office Area
- Approximately 280 sq. ft. of Dedicated Office/Restroom Space with Shower
- 10' x 12' Overhead Doors
- 15' Ceiling Clearance
- 3-Phase 240/120 V Power
- Exterior Signage Availability
- 24/7 Gated Access with Security Camera Monitoring
- Fully Fenced Property for Added Safety and Peace of Mind

Perfect for business owners seeking security, convenience, and flexibility all in one place!

WHY RENT WHEN YOU CAN OWN A WORKSPACE?

Own or lease brand-new flex spaces in one of the most in-demand areas near Houston.

Call now for pricing, availability, or a private tour!

832.256.8064