

FOR LEASE | ±2,000-4,000 SF OFFICE WAREHOUSE

NORTHWEST SPECTRUM PLAZA

11755 W LITTLE YORK RD, HOUSTON, TX 77041

PROPERTY FEATURES

UNIT 104-A (2,000 SF OFFICE/WAREHOUSE)
LEASE RATE: \$0.83 PSF/MO NNN
AVAILABLE FOR IMMEDIATE MOVE-IN

UNIT A-202 (4,000 SF OFFICE/WAREHOUSE)
LEASE RATE: CONTACT BROKER
AVAILABLE OCTOBER 1, 2026

GOOD VISIBILITY FROM W LITTLE YORK

PROXIMITY TO BW-8 & US-290

HVAC WAREHOUSE AVAILABLE

12' x 12' OVERHEAD DOOR

AMPLE PARKING

PYLON SIGNAGE AVAILABLE

CONTACT BROKER FOR MORE INFO



FOR MORE INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



FOR LEASE | ±2,000 SF OFFICE WAREHOUSE

NORTHWEST SPECTRUM PLAZA, UNIT 104-A
11755 W LITTLE YORK RD, HOUSTON, TX 77041

ASKING RATE: \$0.83 PSF/MO NNN

SPACE FEATURES

OFFERED AT **\$0.83 PSF/MO NNN**

± 2,000 SF OFFICE WAREHOUSE SPACE

GOOD VISIBILITY FROM W LITTLE YORK

± 750 SF OFFICE

PROXIMITY TO BW-8 & US-290

HVAC AND RESTROOM IN OFFICE

12' x 12' OVERHEAD DOOR

AMPLE PARKING

PYLON SIGNAGE AVAILABLE

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11755 W LITTLE YORK RD, HOUSTON, TX 77041

ASKING RATE: \$0.83 PSF/MO NNN



FOR MORE INFORMATION

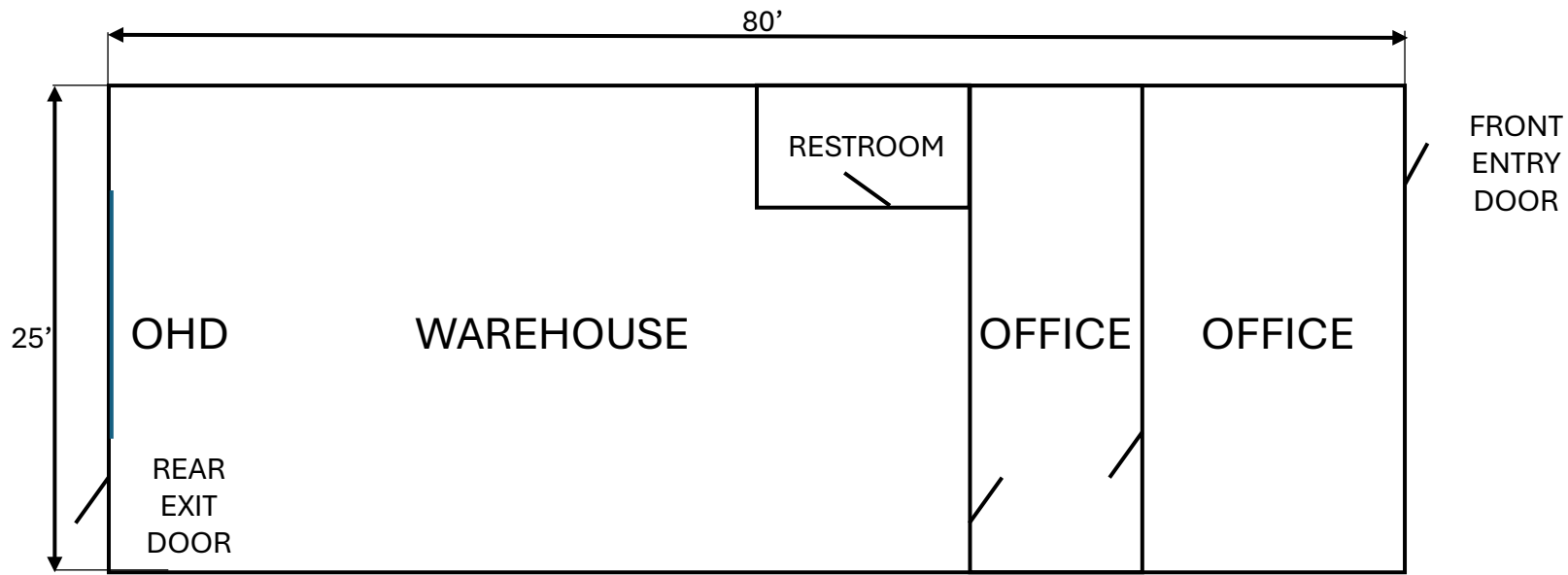
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NORTHWEST SPECTRUM PLAZA | UNIT 104-A | FLOOR PLAN



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FOR LEASE | ±4,000 SF OFFICE WAREHOUSE

NORTHWEST SPECTRUM PLAZA, UNIT A-202
11755 W LITTLE YORK RD, HOUSTON, TX 77041

ASKING RATE: **CONTACT BROKER**

SPACE FEATURES

ASKING RATE: **CONTACT BROKER**

± 4,000 SF ENDCAP SPACE

GOOD VISIBILITY FROM W LITTLE YORK

± 444 SF EXISTING OFFICE

HVAC IN WAREHOUSE AREA

PROXIMITY TO BW-8 & US-290

12' x 12' OVERHEAD DOOR

AMPLE PARKING

PYLON SIGNAGE AVAILABLE

CONTACT BROKER FOR MORE INFO



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FOR LEASE | ±4,000 SF OFFICE WAREHOUSE

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11755 W LITTLE YORK RD, HOUSTON, TX 77041

ASKING RATE: CONTACT BROKER



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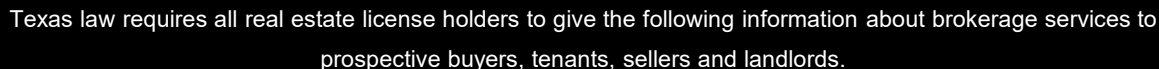
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- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Buyer/Tenant/Seller/Landlord Initials	Date		

