

FOR LEASE

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Houston, TX 77063



2,299 SF AVAILABLE	\$15/SF/YR BASE RENT	\$0.40/SF NNN	13 FT CLEAR HEIGHT TENANT TO VERIFY	NOW AVAILABILITY
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PROPERTY OVERVIEW

Functional flex space near the Galleria

Fully renovated flex/warehouse suite positioned for service businesses, light distribution, storage, e-commerce, light manufacturing, showroom users and contractors. The suite combines an efficient front office with a temperature-controlled warehouse and direct rear loading access.

LEASE SNAPSHOT

SUITE	1st Floor - Suite F
SPACE USE	Flex / Warehouse
BUILD-OUT	Full build-out
RATE	\$15.00/SF/YR + NNN
EST. MONTHLY	\$3,793.35

SUITE HIGHLIGHTS

- 299 SF dedicated office
- Private restroom
- Fully temperature-controlled warehouse
- Epoxy-coated warehouse floors
- 220V electrical available
- Rear overhead roll-up door
- Plug-and-play condition
- Fully renovated property

LOCATION ADVANTAGE

Quick regional access

Near the Galleria with quick access to US-59, Westpark Tollway and Loop 610.

IDEAL USERS

SERVICE BUSINESS E-COMMERCE STORAGE CONTRACTOR SHOWROOM

BUILDING 35,684 SF	SITE 2.62 AC	BUILT / RENOV. 1972 / 2023	CONSTRUCTION Masonry
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NICOLE SABBAGH

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CALL FOR TOURING + TERMS

All information deemed reliable but not guaranteed. Tenant to verify measurements, availability, rates, NNN, utilities, zoning, permitted uses and property condition. Listing information subject to change.