

# Midstream Business Park Class A Office Flex

**For  
Lease**

*2830 North FM 565 • Mont Belvieu, TX 77580*

**Ste 300 - 1,557 SF available 9/1/2025**

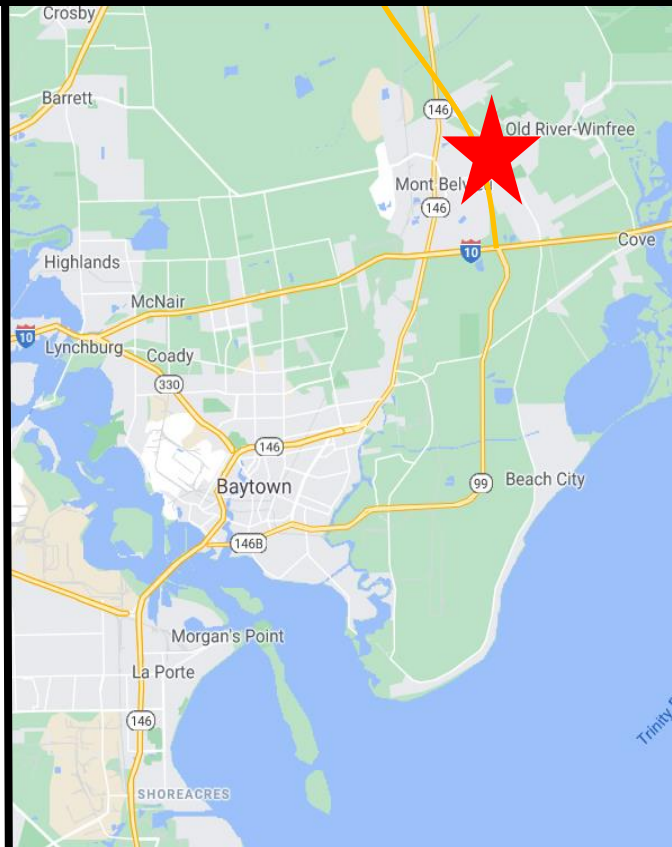
## Office Flex Space For Lease: See below

### Location:

- Just off SWC of FM 565 & Eagle Drive
- 2 miles north of I-10 East
- 400 feet east of Grand Parkway (99)

### Features:

- 23,657 SF Multi-Tenant Building
- Suite 300 – 1,557 SF available 9/1/2025
  - \$24.50/SF/YR, NNN
- See floor plan on pages 2 and 3
- Credit tenants
- Outside 100-year flood zone
- Parking spaces, 3 per 1,000 SF
- OpEx for 2025 is \$4.94/SF/YR

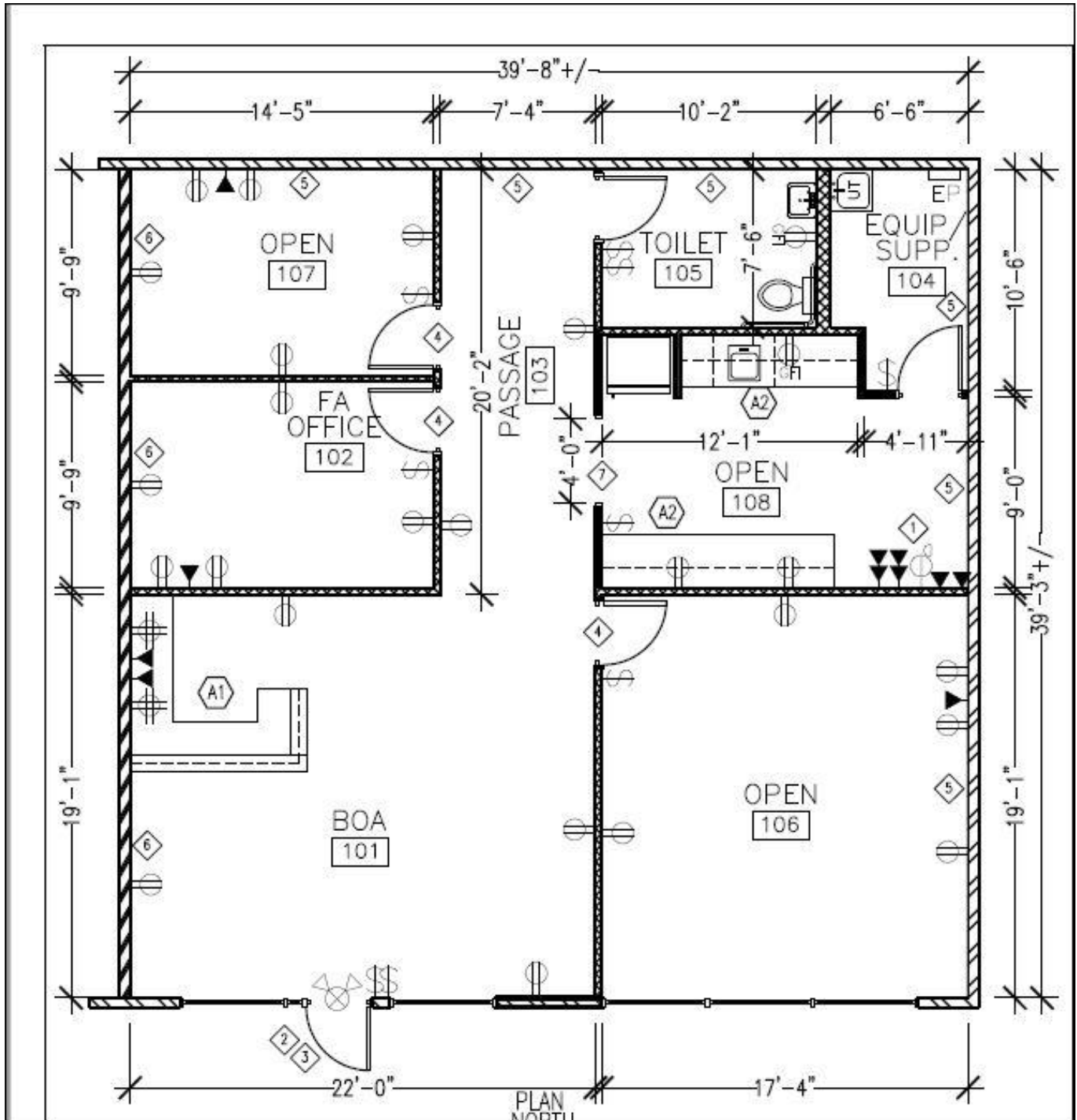


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# Suite 300 – 1,557 SF (39.3' X 39.6')





## Midstream Business Park 23,657 SF Multi-Tenant Building On 2.088 Acre Site

