

**Office Space  
For  
Lease!**



**For Lease - Office Space 200 - 4,400 SF**

7011 Harwin Dr. Houston, TX 77036

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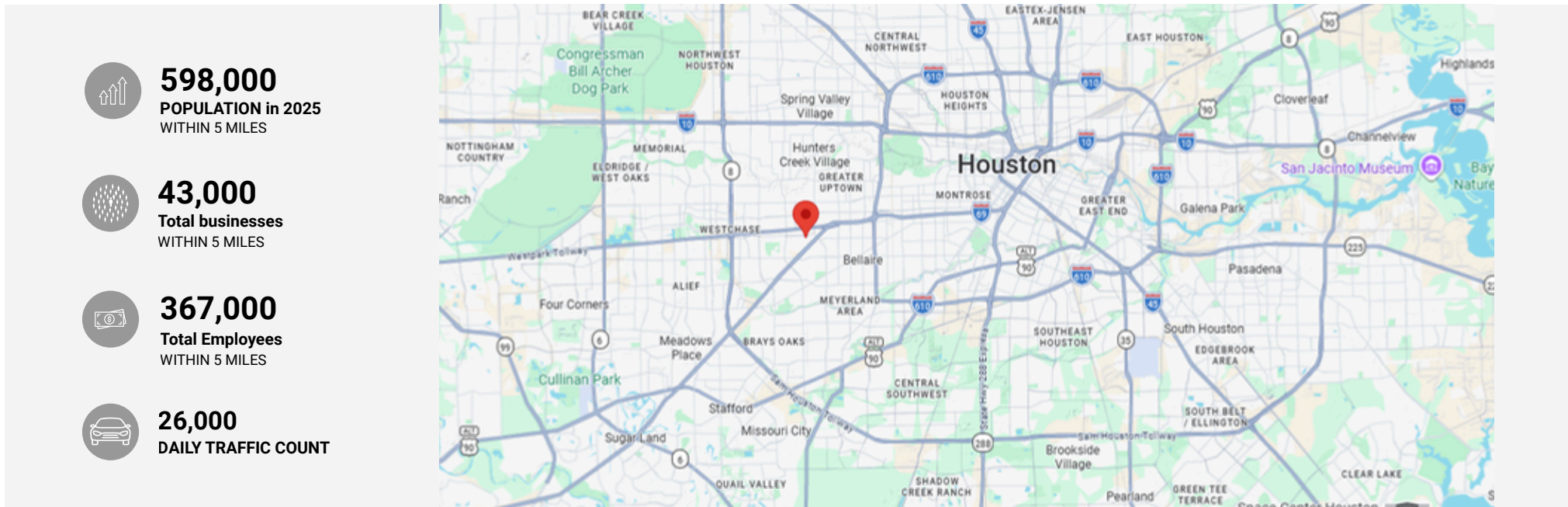
## Office Space at a major Intersection of Harwin Dr – Houston, TX

7011 Harwin Dr is a two-story, approximately 46,000 SF office property at Harwin Dr and Savoy Dr in Houston's Harwin wholesale market, offering central office space with convenient access to US-59/Southwest Freeway, Westpark Tollway, Beltway 8, Downtown Houston, the Port of Houston, Hobby Airport, and George Bush Intercontinental Airport.

**CONTACT  
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### Property Highlights

- Flexible office suites from 200–9,000 SF
- Traditional, executive, second-generation, and shell office options
- Flexible lease terms available
- On-site management
- On-site maintenance and janitorial services
- 215 surface parking spaces
- 4.6/1,000 SF parking ratio
- Corner location at Harwin Dr and Savoy Dr
- Easy access to US-59, Westpark Tollway, and Beltway 8



# Property Description

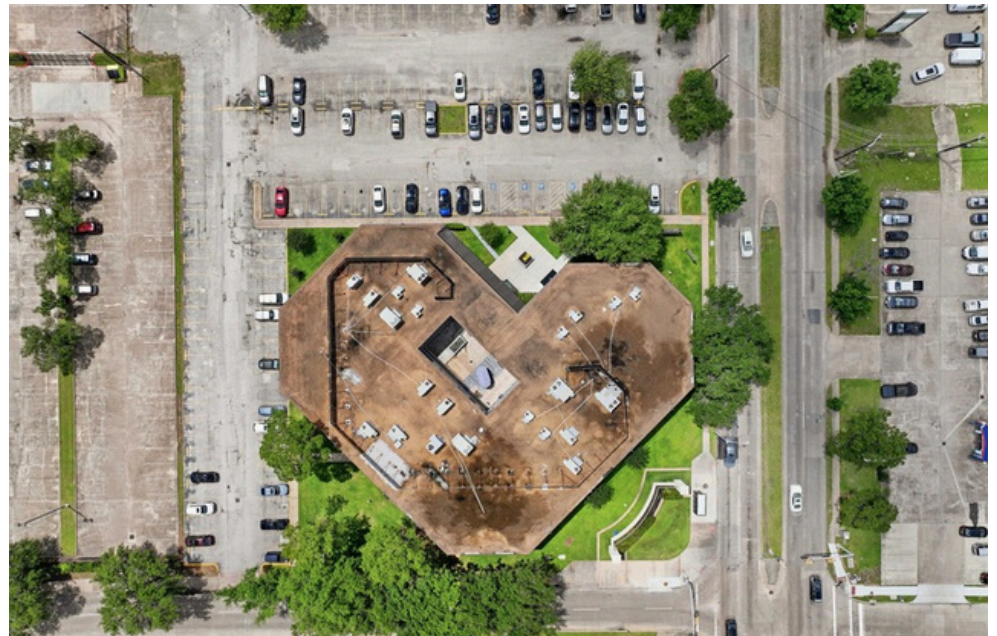
7011 Harwin Dr is a two-story, approximately 46,000 SF office property located at the corner of Harwin Dr and Savoy Dr in the heart of Houston's Harwin wholesale market, offering centrally located office space with convenient access to major highways, including approximately 3 minutes to Southwest Freeway/US-59, 5 minutes to Westpark Tollway, and 10 minutes to Beltway 8. The property also provides easy regional access to Downtown Houston, the Port of Houston, Hobby Airport, and George Bush Intercontinental Airport. LoopNet also notes access to Highway 59, Loop 610, Beltway 8, and Westpark Tollway.



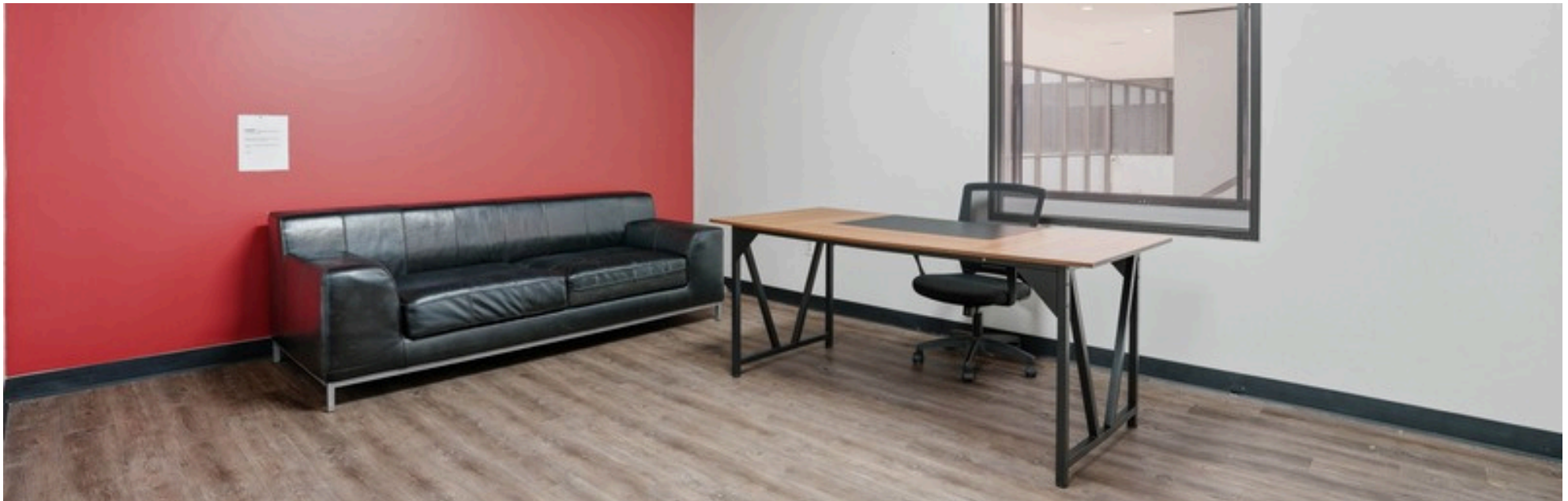
# Common Area Photos



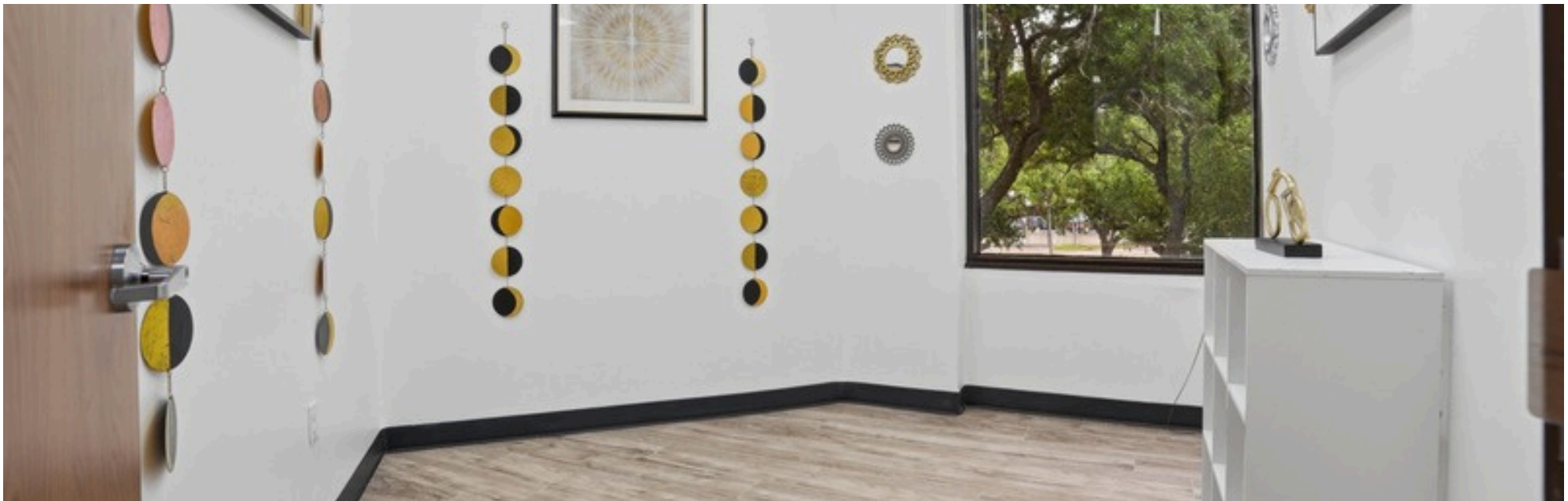
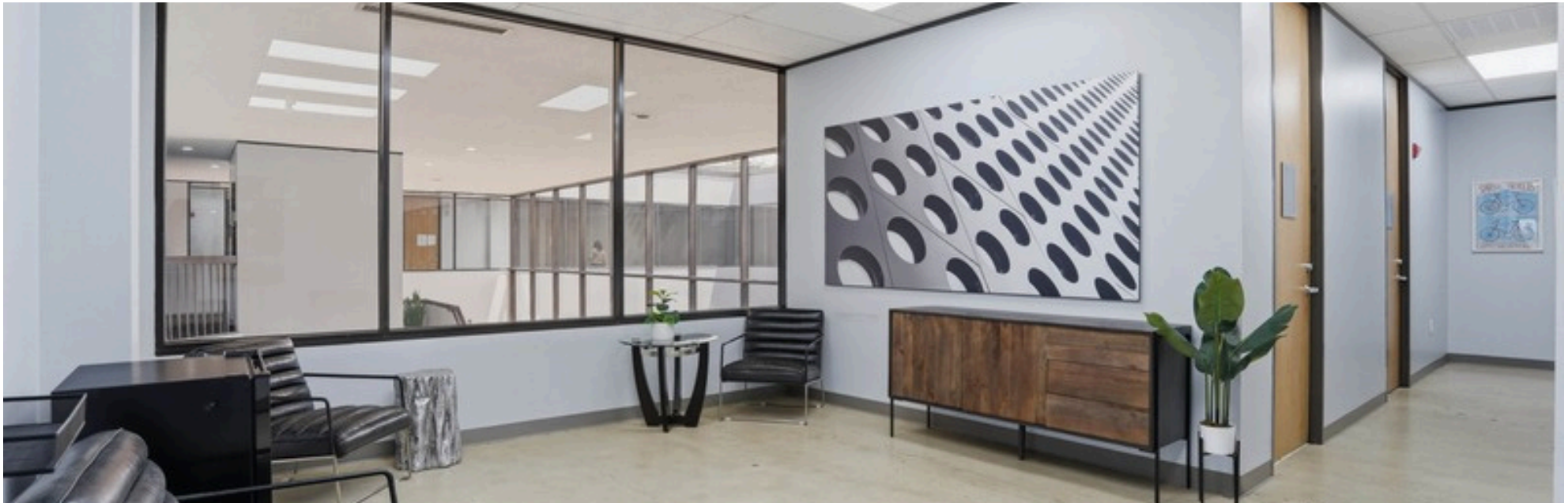
# Aerial Photos



# Interior Suite Photos



# Interior Suite Photos



# Interior Suite Photos



# Interior Suite Photos

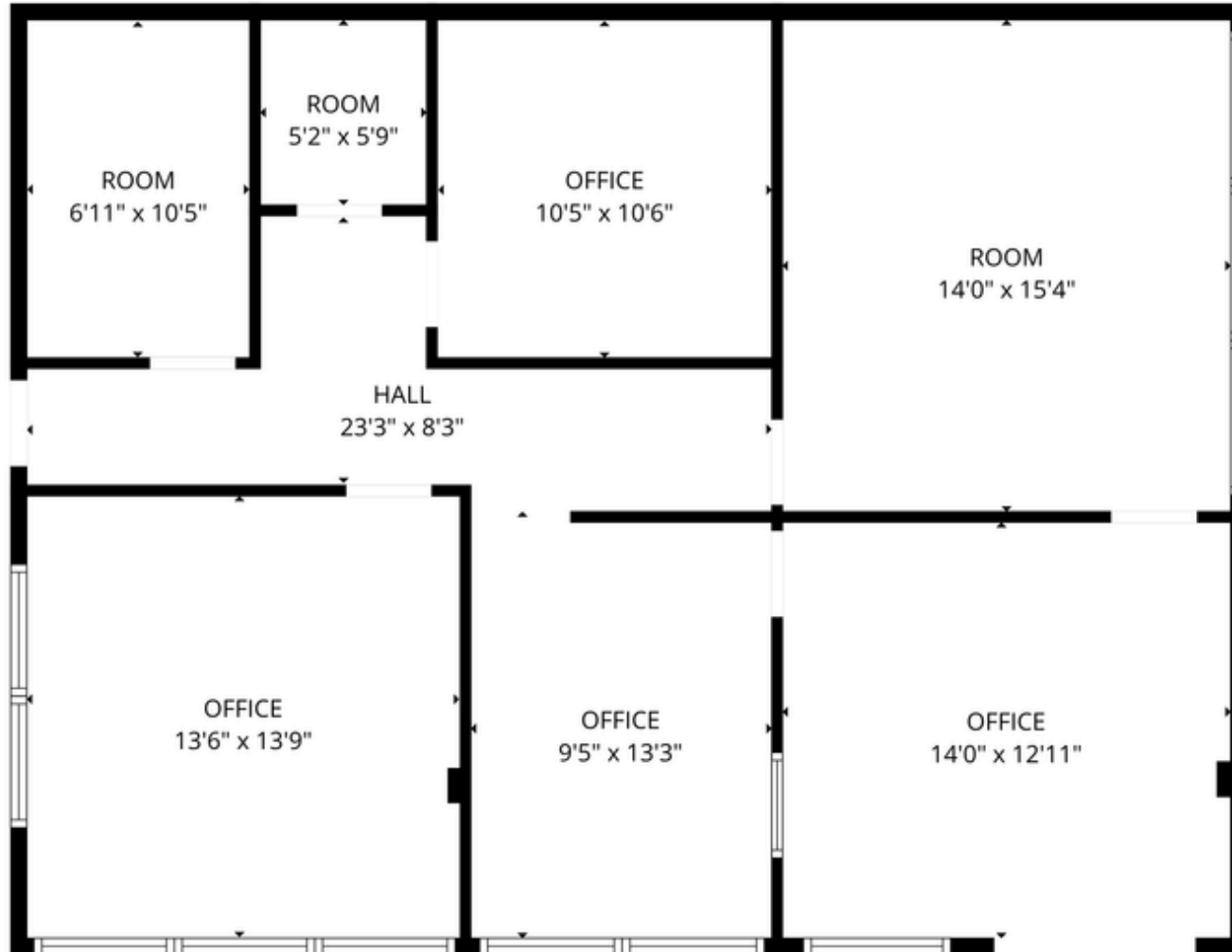


# Interior Suite Photos



- Built out as office
- Direct entrance from lobby
- Can be combined with unit 186

1,350 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

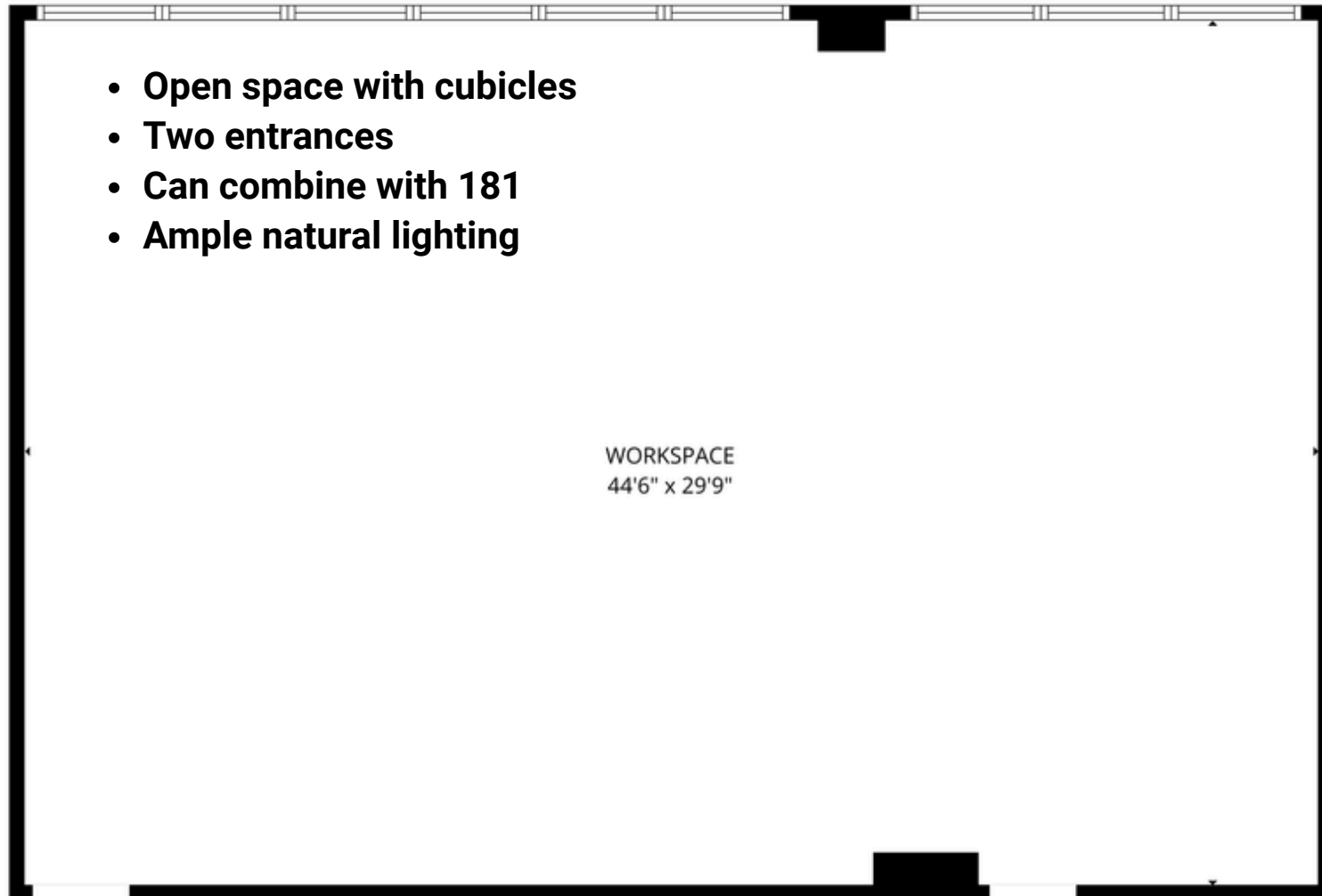
- Open space with cubicles
- Can combine with 182
- Ample natural lighting

1,000 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

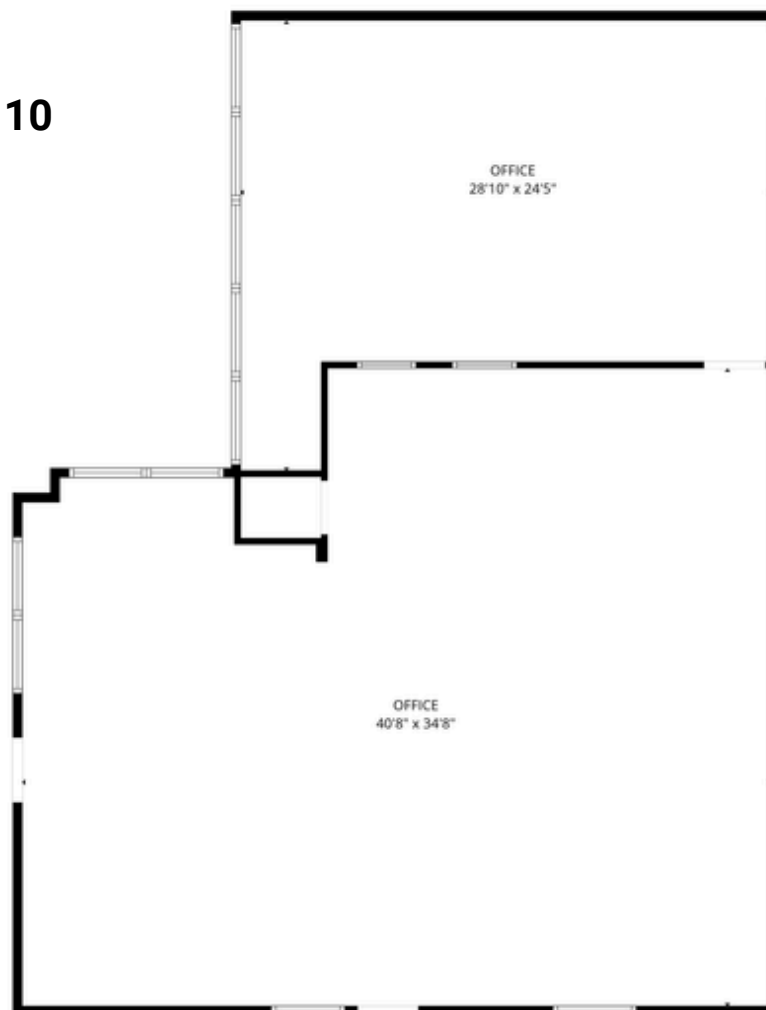
1,500 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

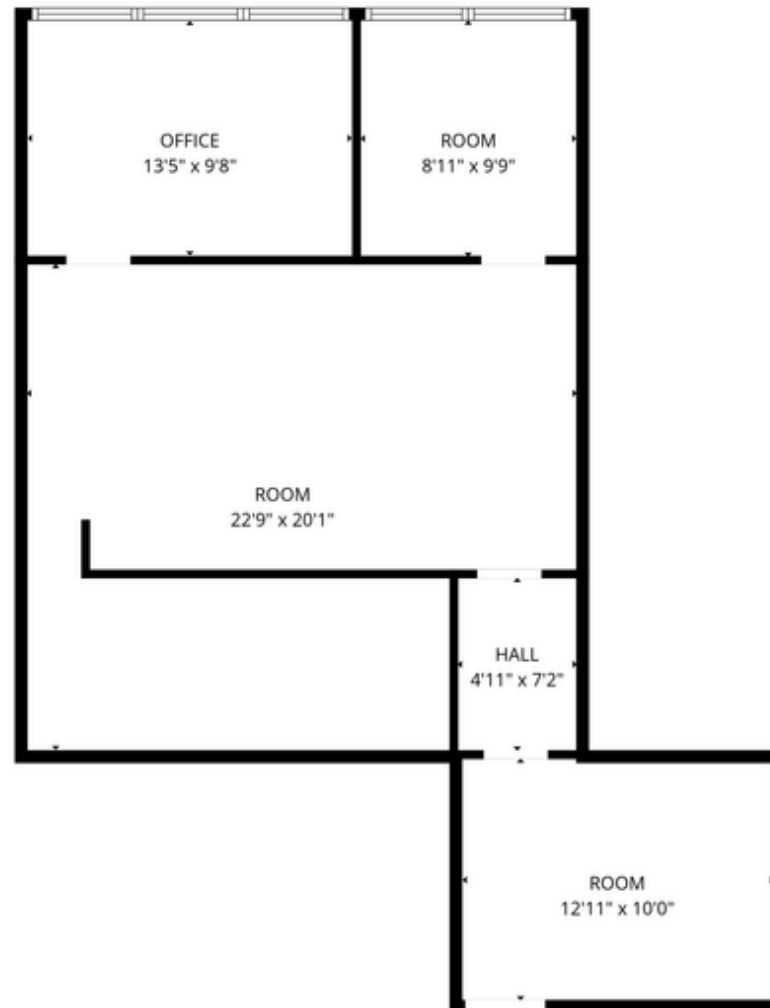
~1,800 SF

- Open Space with cubicles
- Large breakroom
- Can be combined with unit 110



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

985 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

4,329 SF

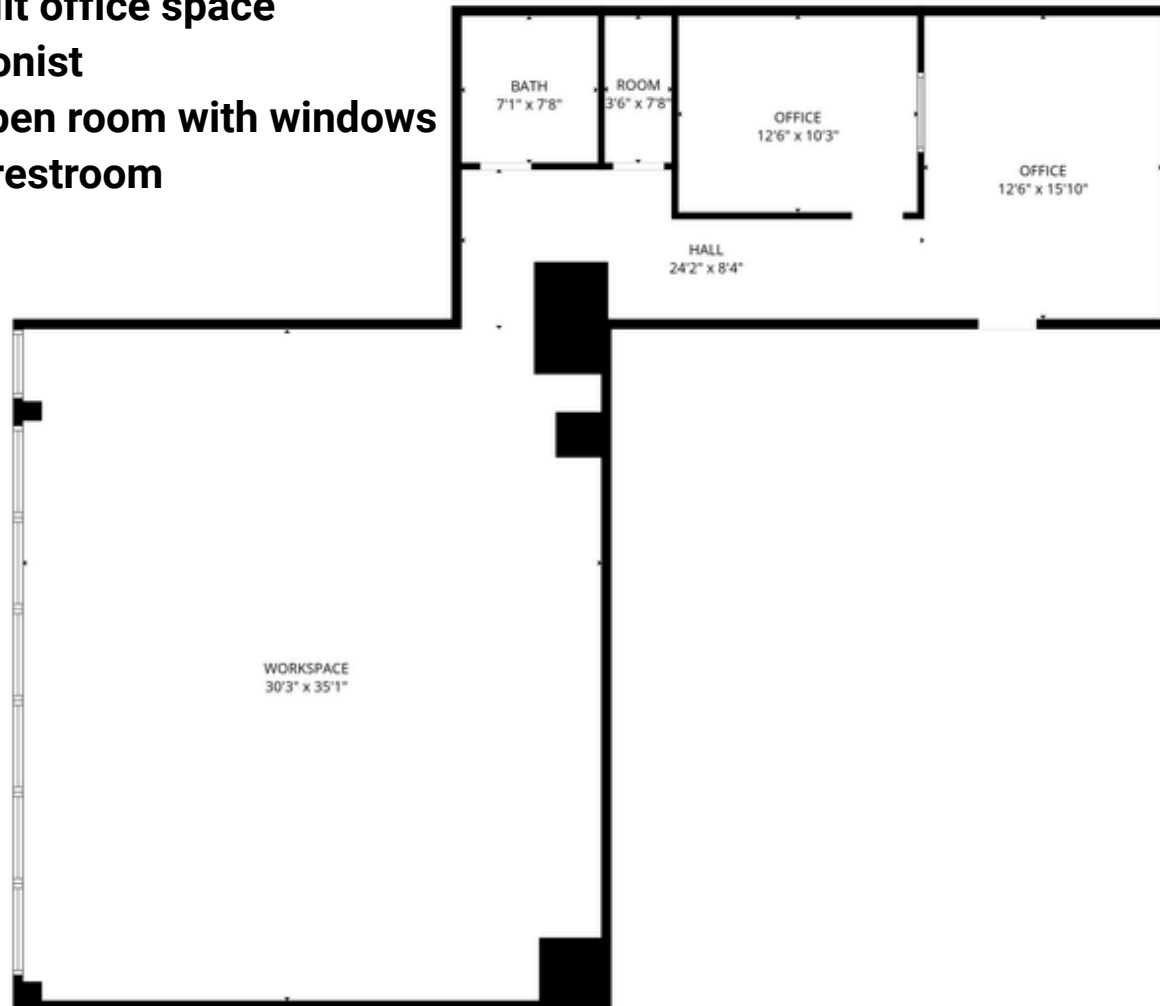
- Fully built out as Medical office
- Private restrooms
- Private breakroom
- Can be split



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

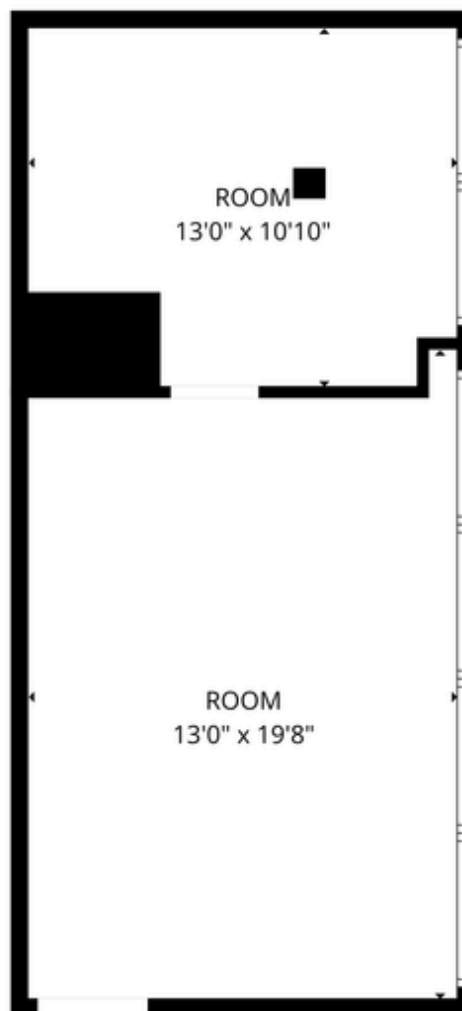
1,971 SF

- Flexible floor plan
- Fully built office space
- Receptionist
- Large open room with windows
- Private restroom



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

472 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

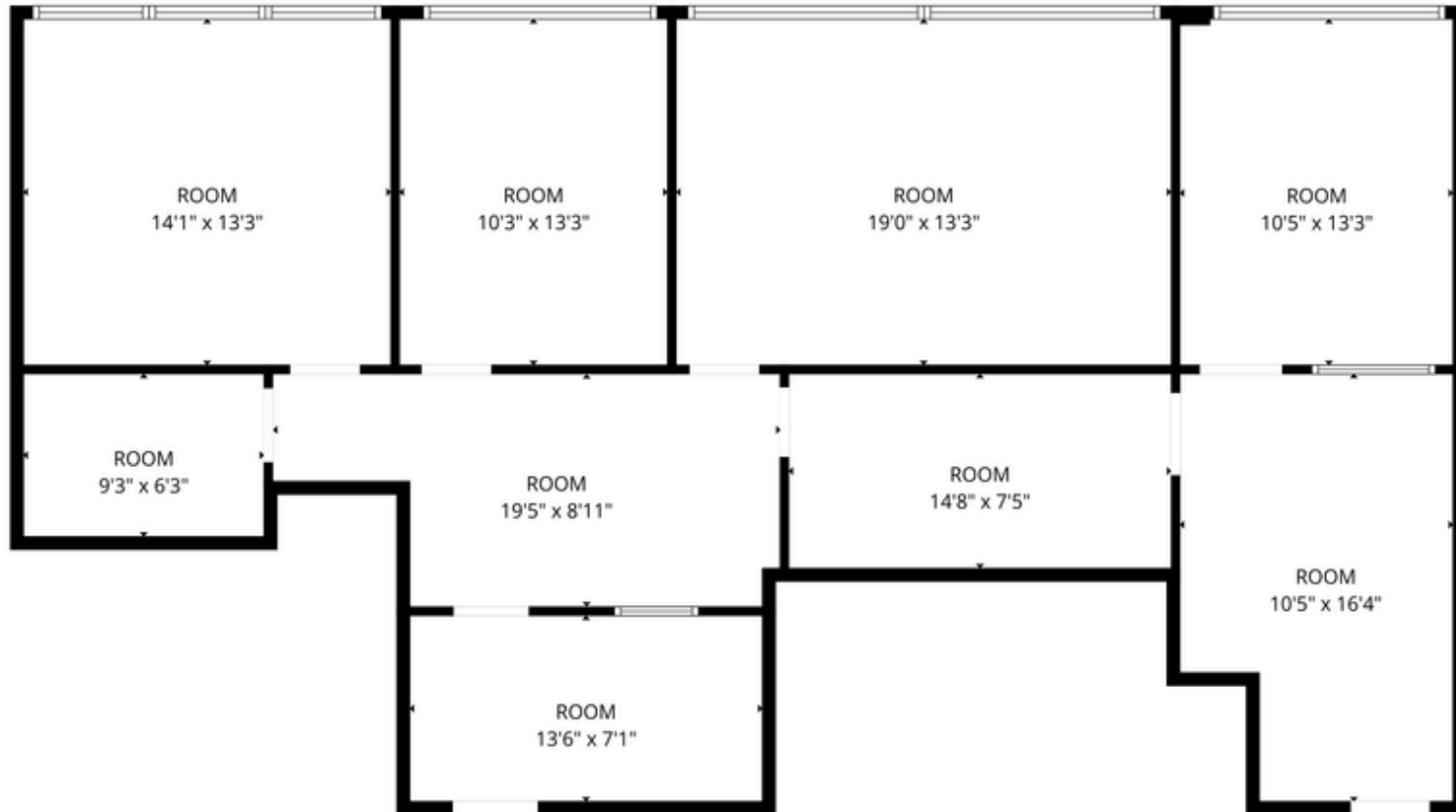
## 2,204 SF Fully Build out as Medical Office



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- Two entrances
- Can be demised

1,604 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2,392 SF

- Two entrances
- Can be demised



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**EXCLUSIVELY LISTED BY:**

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