



RHODES MEADOW BUSINESS PARK

21631 RHODES ROAD, SPRING, TX 77388

SUITE C304

OFFICE-WAREHOUSE, FLEX SPACE FOR LEASE

Suite C304 offers a turnkey flex space opportunity in a well-established business park surrounded by growing residential communities in Spring, Texas. Ideal for small businesses seeking a clean, functional, and fully climate-controlled workspace with a custom second-generation buildout.

2,100 SF

Lease Type:

Modified Gross

Base Rent:

\$1.45 SF/MO.

+\$0.03 SF/MO. for additional rents

Total Rate:

\$1.48/SF/MO. (all-in)

Total Monthly Rent:

\$3,108.00

Total Yearly Rent:

\$37,296.00

Suite Available:

June 8, 2026

- Second-generation custom buildout
- Fully climate-controlled suite
- Approximately 30' wide x 70' deep
- One (1) 12' x 14' climate-controlled office
- One (1) ADA-compliant restroom
- Climate-controlled warehouse space
- Breakroom base cabinets with sink included
- Functional layout suitable for a variety of business uses

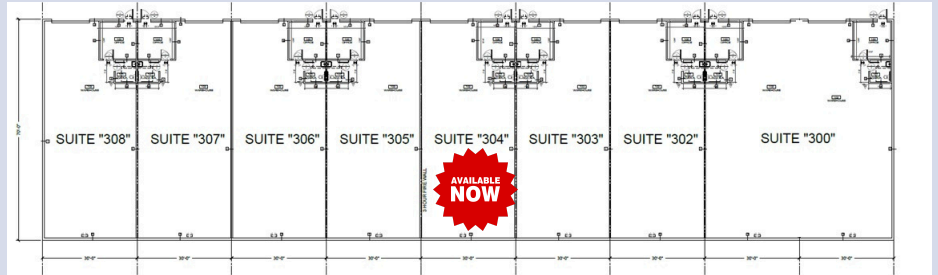


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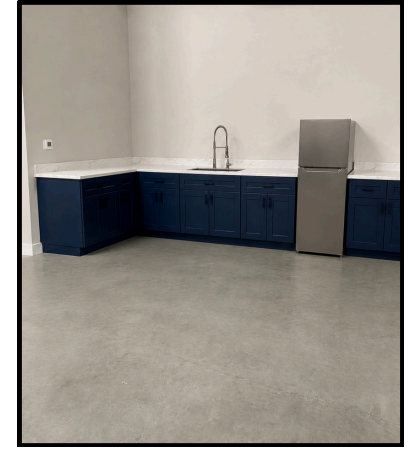
 **Third Generation**
DEVELOPMENT, LP

BUILDING C

Suite C304



Suite C304
2,100 SF



CUSTOM SPACES

Third Generation Development, LP.

We Offer Fully Customized Spaces!

From expanding square footage & designing your layout to adding unique features like fully climate-controlled warehouses, drive-thru bays, or double roll-up doors. Enjoy fast floor plan consultations, quick quotes, a wide variety of design & finish options, & hassle-free permitting & construction solutions. Call today to schedule your appointment & bring your vision to life.



BUILDING C

Suite C304

