



FOR LEASE
OFFICE / FLEX / LAB

14,300 SF
FLEX / OFFICE / LAB SPACE
Sublease Opportunity



Suites 7026&7030
Empire Central Dr. Houston, TX 77040

Yi Wang

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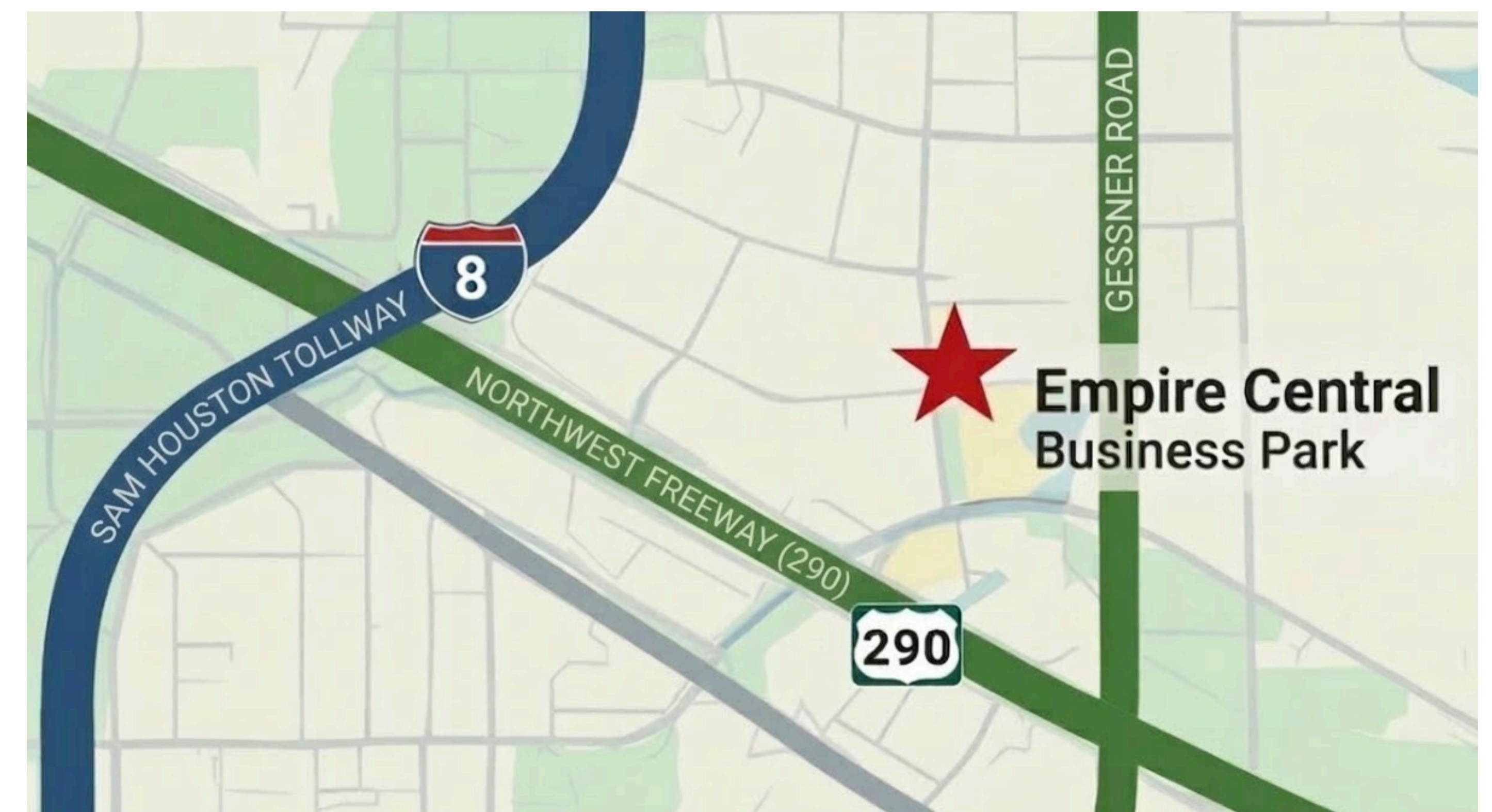
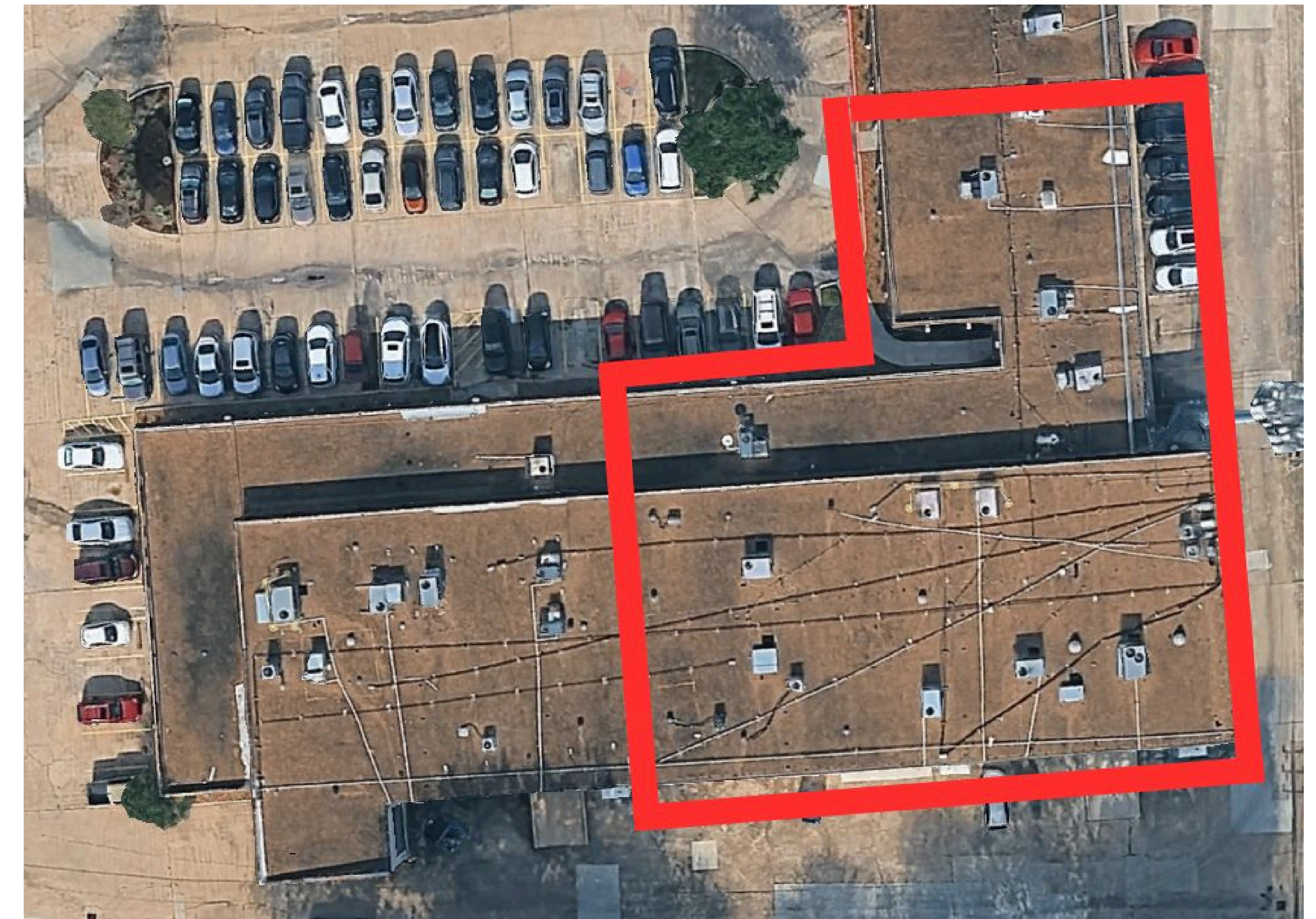
TopSky Realty

1525 US HWY 380, suite 500, #294 Frisco, TX 75033 | 469-850-9989

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7026&7030 Empire Central Dr. Houston, TX 77040

- ±14,300 SF
- Office / Flex / Lab Space
- Suite Build-Out Completed in 2019
- Mix of private offices, open workspace, and flex areas
- Built-out rooms adaptable for office, R&D, or lab use
- Existing lab infrastructure can be utilized or modified
- Backup Generator On Site
- Secure archive room for document protection
- Ample On-site surface parking
- Convenient access to US-290 and Beltway 8
- Lease Rate: \$10/SF + NNN (est. ~\$3.5/SF)
- Sublease Term Through Apr. 30, 2030





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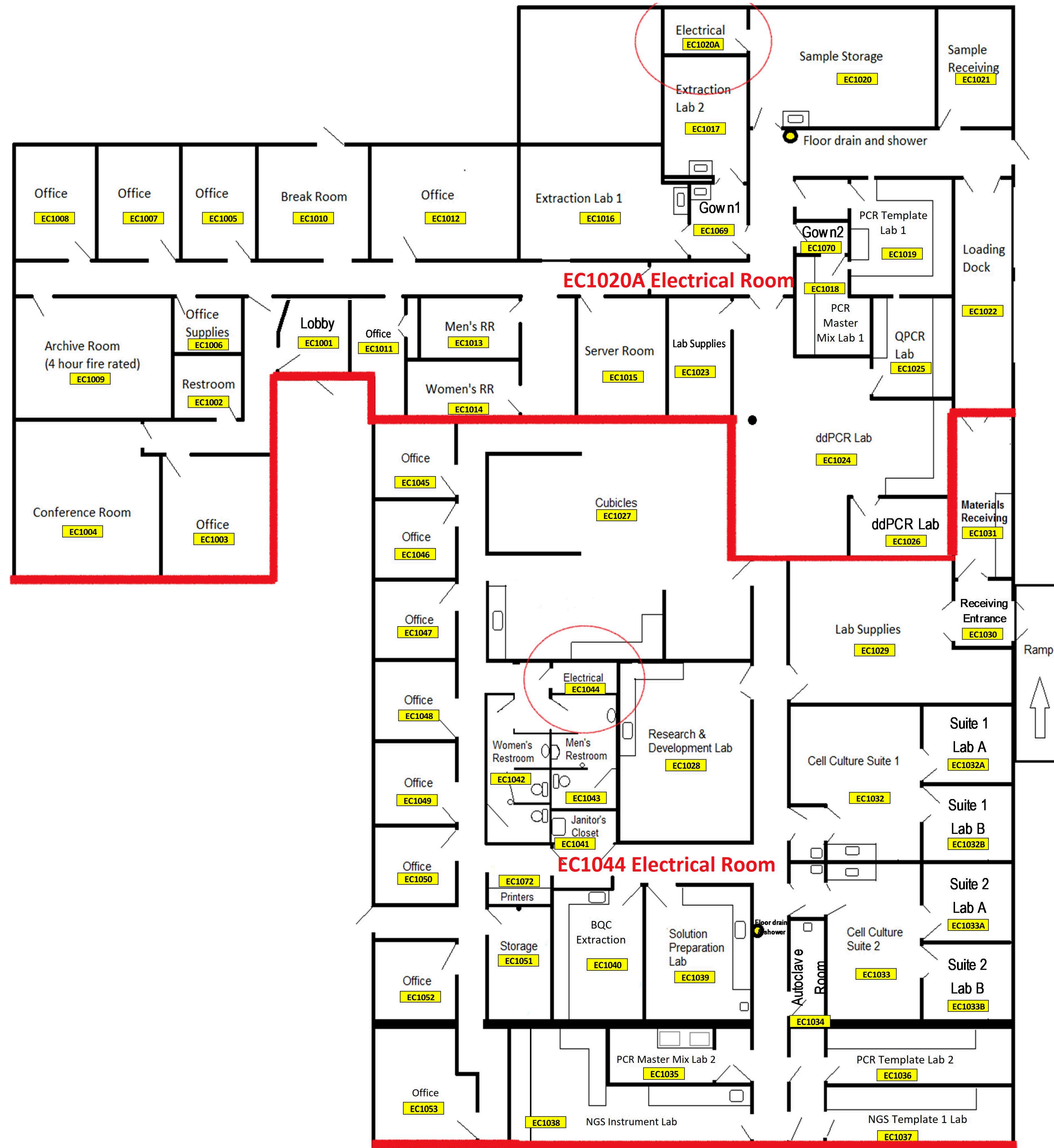


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Suite 7026&7030 Built-Out Lab & Office Layout



Suite 7026&7030

±14,300 SF

- Office / Flex Space
- Adaptable Layout

Key Features:

- Move-In Ready
- Backup Power Available
- Existing Lab Build-Out
- Dedicated Archive Room