

Own Your Office. Elevate Your Brand.

ULTRA-MODERN EXECUTIVE OFFICE BUILDING
OWNER-USER OPPORTUNITY



430 E. NASA Parkway
Webster, TX



±7,185 SF
\$2,495,000



Built in 2021

Modern construction with high-quality finishes.



100% Occupied

Stable, in-place tenancy providing immediate rental income.



In-Place Rental Income

Generate income from day one while planning for your future use.



Annual Rental Income
of \$236,964



Premium NASA Parkway Visibility

High traffic counts and strong corporate presence.



SBA Financing Eligible*

Take advantage of favorable owner-user financing options.



Square footage should be independently verified
by the buyer and/or buyer's agent.

More Than Office Space — A Business Headquarters Opportunity



Prime NASA Parkway Frontage
High visibility in a thriving business corridor.



100% Occupied Executive Office Building
Stable tenants providing consistent income.



Built in 2021
Modern construction with quality finishes.



Existing Rental Income
Immediate cash flow from day one.



Monument & Building Signage Exposure
Prominent branding and visibility.



56 Dedicated Parking Spaces
Convenient on-site parking for tenants and guests.



Immediate Access to Interstate 45
Excellent connectivity for commuters and clients.



**Located in the Clear Lake / Webster /
Nassau Bay Business Corridor**
Surrounded by thriving businesses and amenities.



PROFESSIONAL LOBBY



CONFERENCE ROOM



MODERN WORKSPACES



PRIVATE OFFICES



EMPLOYEE BREAK ROOM

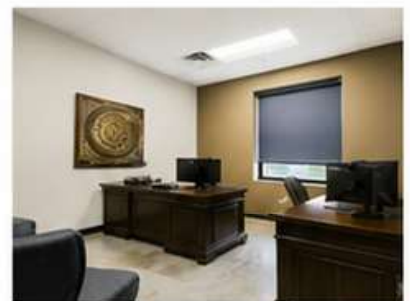
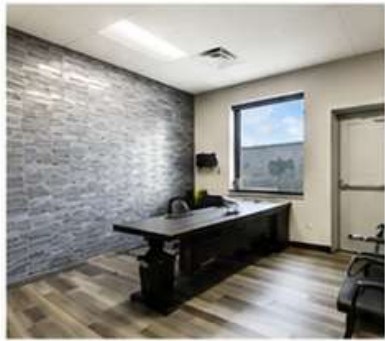


QUALITY FINISHES



**STOP LEASING.
START BUILDING EQUITY.**

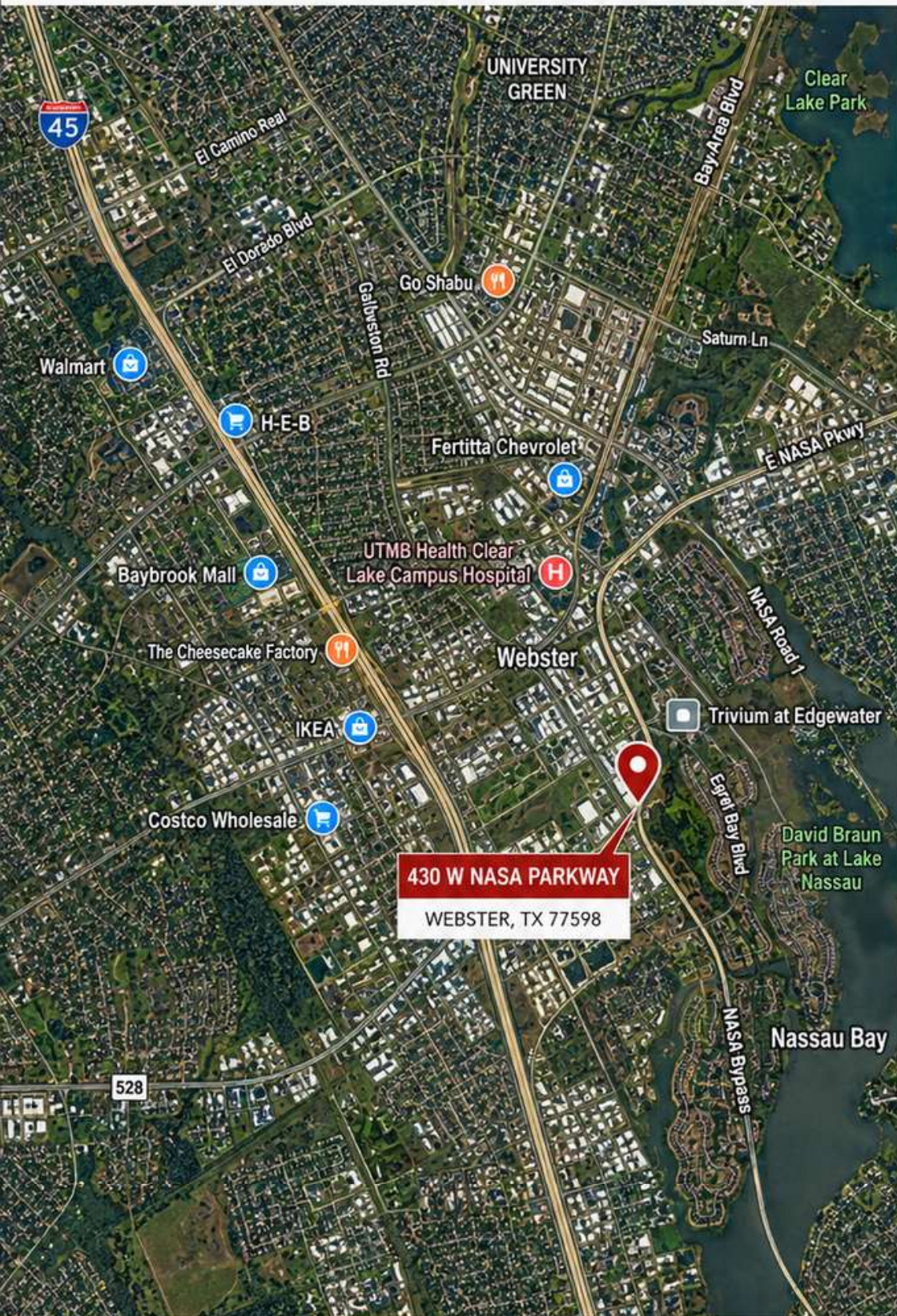






430 W NASA PARKWAY

WEBSTER, TEXAS 77598



NEARBY AMENITIES & ACCESS

430 E. NASA PARKWAY
WEBSTER, TEXAS 77598



DRIVE TIMES

- | | | | |
|---|-----------------------------------|------------|--------|
| 1 | Space Center Houston | 2.2 miles | 6 min |
| 2 | NASA Johnson Space Center | 2.9 miles | 8 min |
| 3 | HCA Houston Healthcare Clear Lake | 3.2 miles | 9 min |
| 4 | Baybrook Mall | 3.3 miles | 10 min |
| 5 | University of Houston-Clear Lake | 4.4 miles | 11 min |
| 6 | Kemah Boardwalk | 5.1 miles | 12 min |
| 7 | Ellington Airport (EFD) | 4.5 miles | 13 min |
| 8 | William P. Hobby Airport | 14.3 miles | 25 min |



POPULATION

	1 MILE	3 MILES	5 MILES
Population	11,870	79,016	210,969
Households	5,334	34,405	83,248
Median HH Income	\$67,521	\$69,955	\$97,578
Average Age	35	38	39

*2025 Estimates



STRONG EMPLOYMENT BASE

- NASA Johnson Space Center
- Space Center Houston
- HCA Houston Healthcare Clear Lake
- University of Houston-Clear Lake
- Baybrook Mall & Retail Corridor
- Kemah Boardwalk
- Major Business & Professional Services

GOINS

REAL ESTATE GROUP

kw COMMERCIAL

KELLERWILLIAMS REALTY CLEAR LAKE

JEFF GEORGE
Commercial Broker

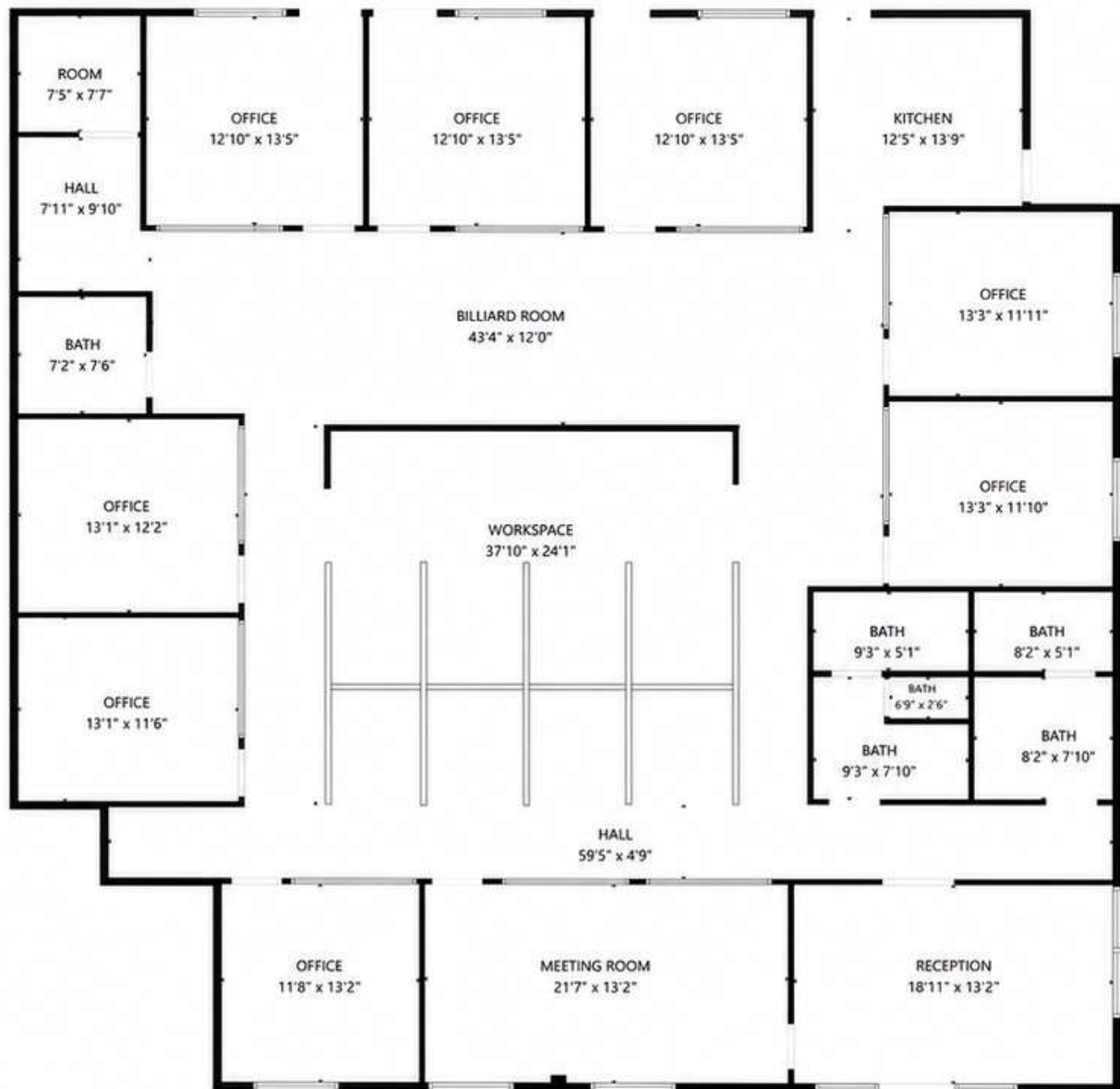
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REAL ESTATE GROUP

kw COMMERCIAL
KELLERWILLIAMS REALTY CLEAR LAKE

Floor Plan Suite A



Prime Location
430 E. NASA Parkway
Webster, Texas 77598



Easy Access
Direct access to I-45 via
NASA Rd. 1

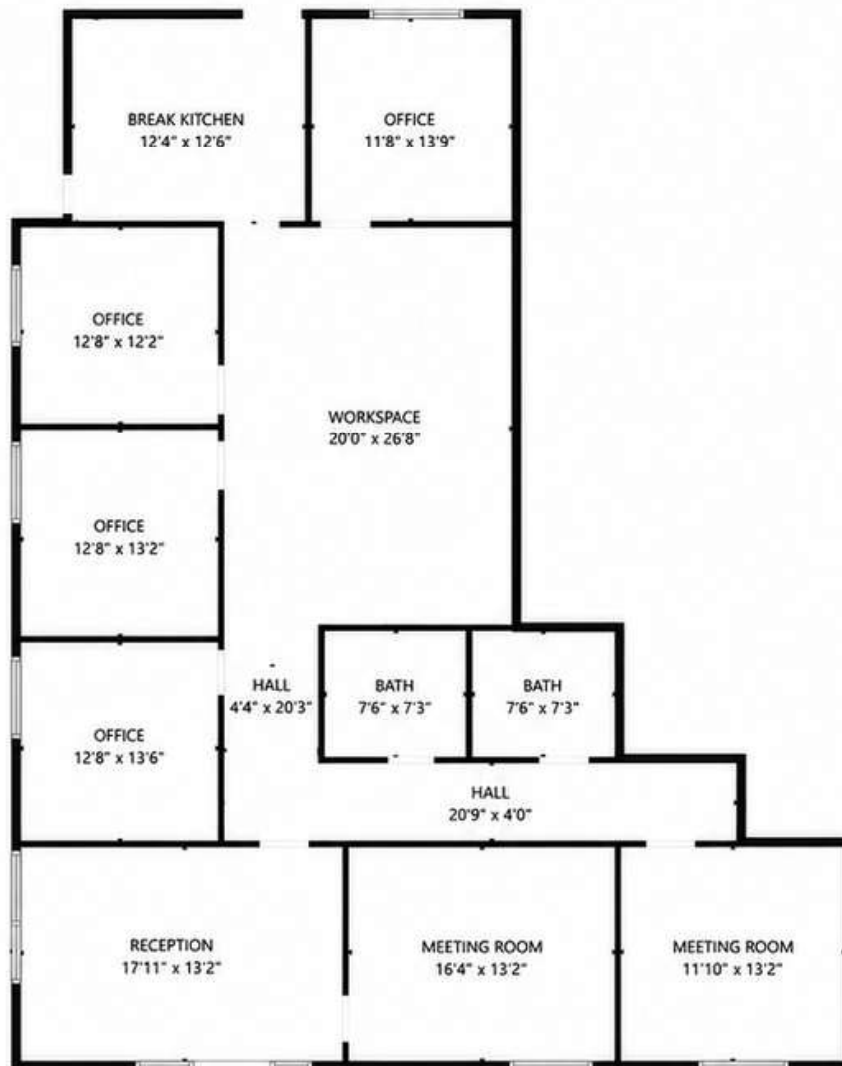


Strong Business Corridor
Surrounded by major employers,
retail, healthcare, and amenities



Built for Business
Functional layout designed
for productivity and growth

Floor Plan Suite B



Prime Location

430 E. NASA Parkway
Webster, Texas 77598



Easy Access

Direct access to I-45 via
NASA Rd. 1



Strong Business Corridor

Surrounded by major employers,
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Built for Business

Functional layout designed
for productivity and growth