

GATEWAY 359 RETAIL

Suite 300 (Bay 3 of 8) — ±1,743 SF shell · gray-shell delivery

Suite 300 — At a Glance	
Rentable area	±1,743 SF
Frontage (approx.)	±22'-0"
Depth (approx.)	±80'-0"
Delivery	Open gray shell
Entry	3'×8' storefront glass
Rear	3'×7' service door
Ceiling	High open shell
Lease rate	\$29.00/SF NNN

LEGEND

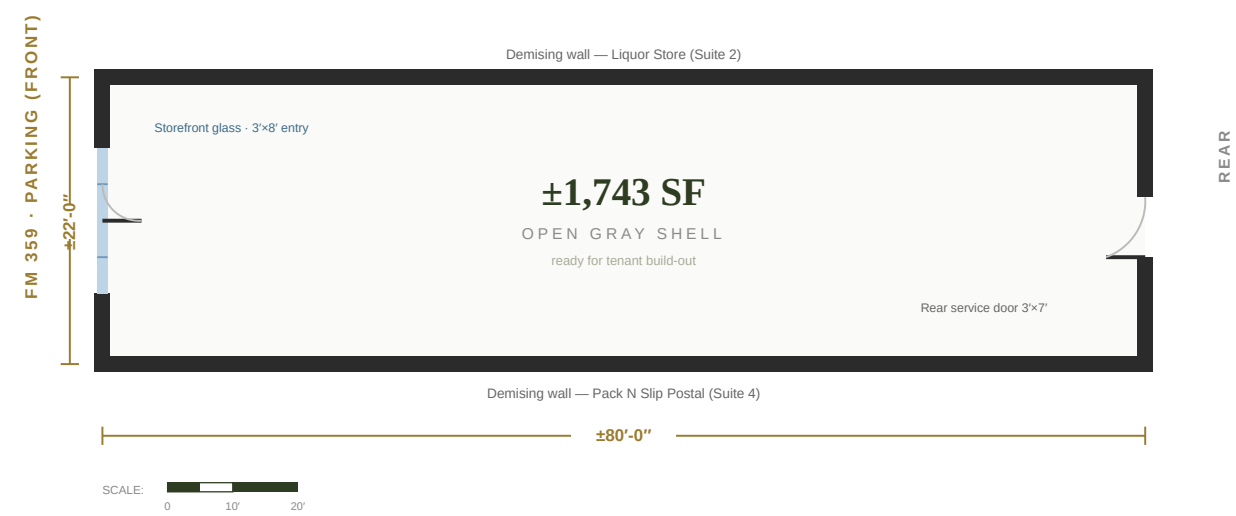
Demising / exterior wall

Storefront glazing

Open leasable area (shell)

NOTE

Schematic marketing plan. Dimensions are approximate, derived from the building's shell geometry (±1,743 SF ≈ 22' × 80') — **not to construction**. Interior partitions, restrooms, HVAC distribution & finishes by tenant/TI. Verify all dimensions against the architectural drawings.



±1,743 SF ready to build — in booming Fulshear.

Kris Bender · Realty 1 Partners
kbender@r1partners.com · 256-698-8199
6510 FM 359 Rd S #100, Fulshear, TX 77441