

RETAIL SPACE FOR LEASE



22525 HUFSMITH KOHRVILLE ROAD • TOMBALL, TX 77375

Nestled in the heart of Tomball, Texas, our retail building offers up to 4,700 square feet of prime space, ideal for local restaurants, boutiques, doctor's offices, and more. With drive-thru capabilities and excellent storefront visibility, this location is a standout choice. Enjoy the convenience of Natural Gas, 3 Phase power, and 18-wheeler accessibility, coupled with a generous \$25 per square foot build-out allowance for new tenants.

Situated in booming Tomball and adjacent to a 390-home development by Hines Development, Hufsmith Kohrville Business Park is the perfect HQ for growth-oriented businesses. Plus, seize advertising opportunities on the Digital Sign, capturing 12,000 daily passing cars on Hufsmith Kohrville Road. Act fast – call now to reserve your spot and be part of the first suite deliveries in Q1 2024! Your business success starts here!

- **Drive-Thru Window-AVAILABLE**
- **Grease-Trap - AVAILABLE**
- **\$25 psf Buildout - INCLUDED**

- **Natural Gas-AVAILABLE**
- **High-Speed Fiber Internet-AVAILABLE**
- **Digital Sign Advertising - AVAILABLE**

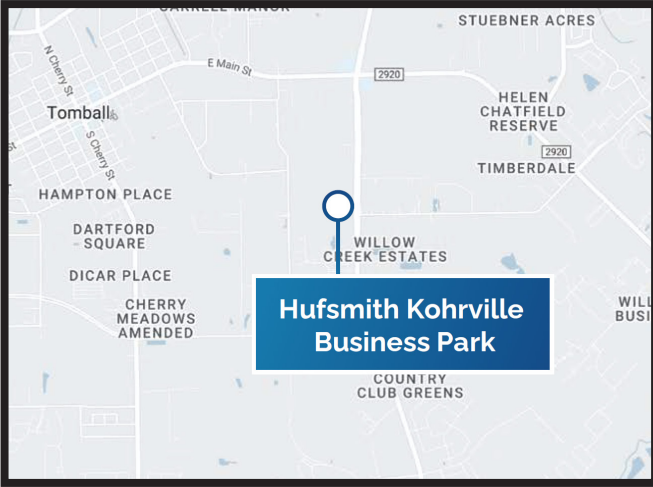


Matthew Lawrence
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Call today!

281.401.9777

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SUITE SIZES 1,500 - 4,700 SQ FT

BASE RENT \$1.80 per SQ FT

BUILDOUT ALLOWANCE \$25 PER SQ FT

DELIVERY DATE Q1 2024



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