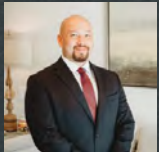


# FOR LEASE

Multi-Tenant Office/Industrial  
6315-6331 Skyline Dr. Houston, TX 77057



**Richard Lin**  
Mobile: (832)304-3008  
Richard@theLINteam.com  
License #: 769387



**THE LIN TEAM**  
**COMMERCIAL**  
BROKERED BY GARY GREENE COMMERCIAL

**FOR LEASE**

**PROPERTY HIGHLIGHTS**

Location	Prime Galleria Submarket (Houston's Premier Hub)
Connectivity	Immediate access to I-610, US-69, and Westheimer Rd
Condition	Move-In Ready
Versatility	Flexible Office/Warehouse configuration
Parking	3:1 Parking Ratio

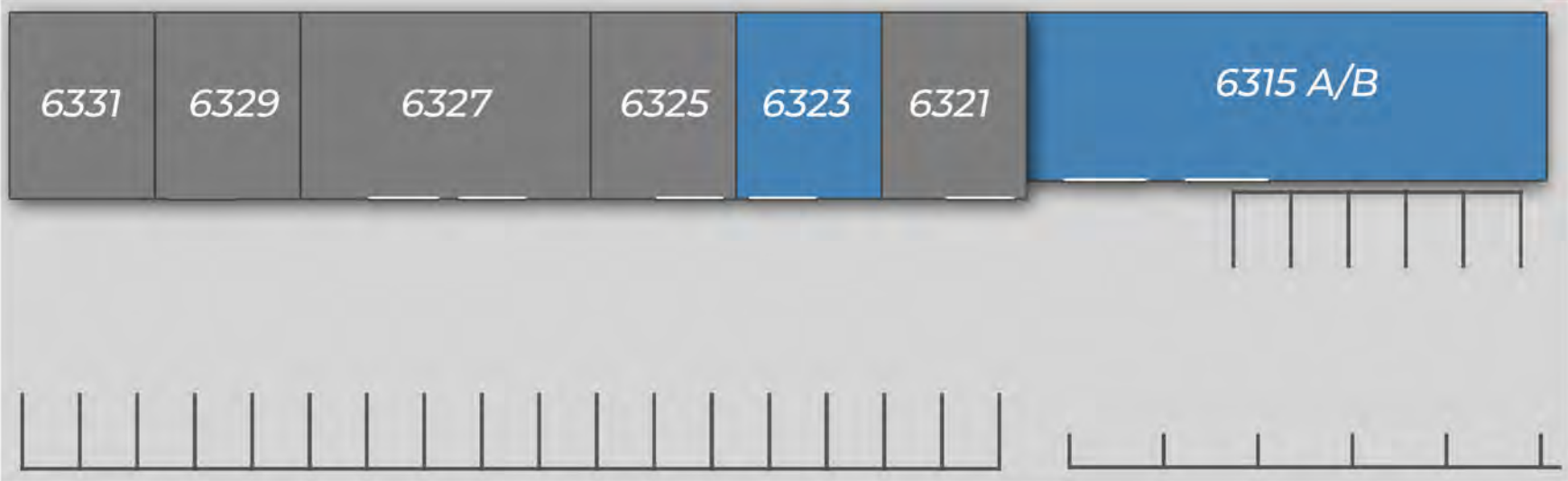


6315-6331 Skyline Dr. Houston TX

# FOR LEASE

## AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	AVAILABILITY
6315 A	2,600SF	Negotiable	Upon Request	Office/Industrial	Vacant
6315 B	3,900SF	Negotiable	Upon Request	Office/Industrial	Vacant
6323	2,100SF	Negotiable	Upon Request	Small Bay Industrial	June 2026
6315 A+B	6,500SF	Negotiable	Upon Request	Office/Industrial	Vacant



## SITE PLAN



FOR LEASE



6315 SKYLINE DR. SUITE A



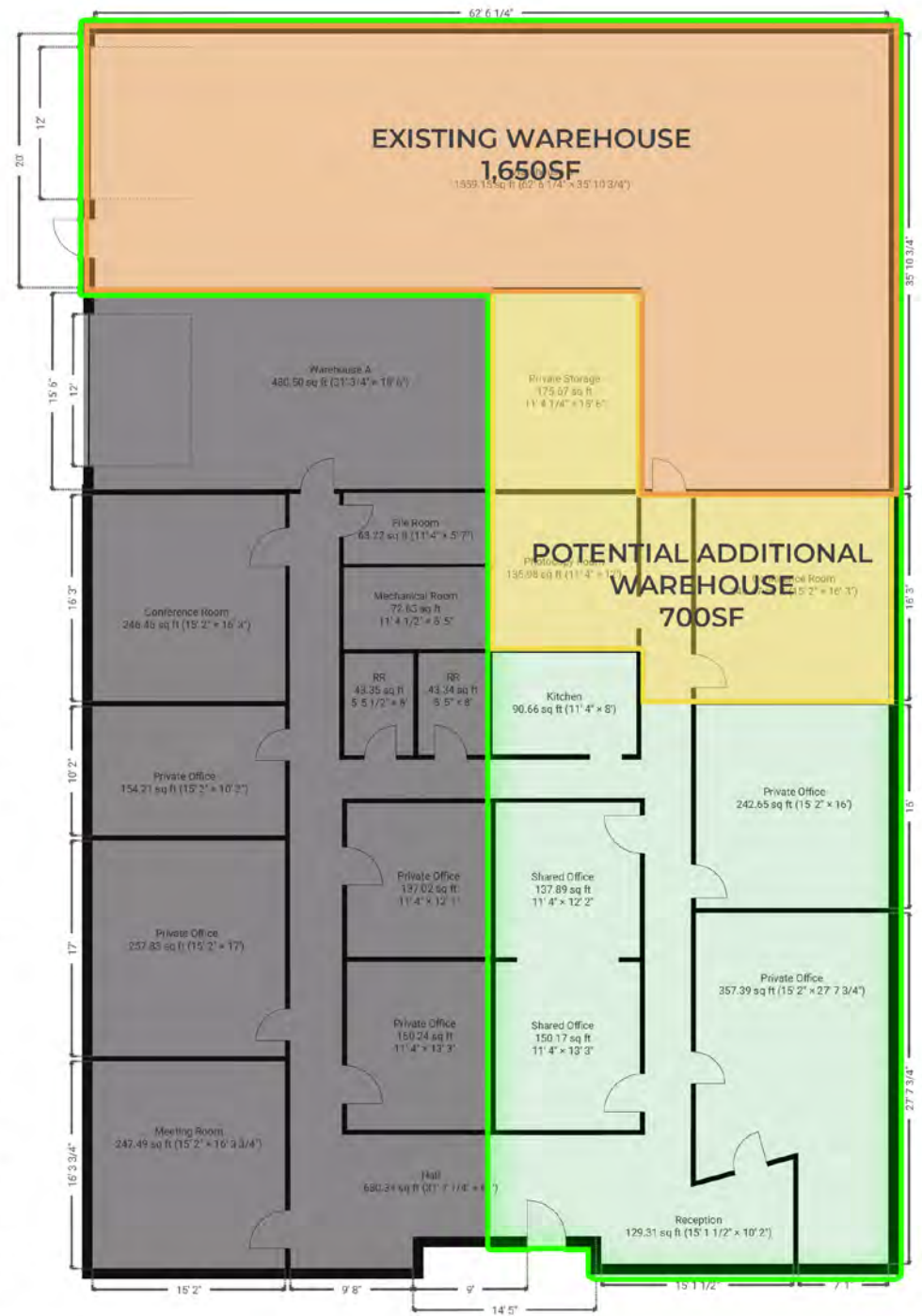
6315-6331 Skyline Dr. Houston TX

# FOR LEASE

## 6315 SKYLINE DR SUITE B

- 3,900SF Office/Warehouse/Flex
- 1,650SF Warehouse Space
- Can convert 700SF to Additional Warehouse Space
- Fully Finished Office
- 5 Offices, 1 Conference Rooms
- Tenant Incentive negotiable
- 2nd Level Mezzanine Storage (not included in total SF)
- 14' Clear Height
- 12x12 Grade-Level Door
- End-Cap Suite with Street Frontage

**6315 SKYLINE DR. - SUITE B**



**FOR LEASE**



**6315 SKYLINE DR. SUITE B**

6315-6331 Skyline Dr. Houston TX

# FOR LEASE

## 6315 SKYLINE DR SUITE A+B

- 6,500SF Office/Warehouse/Flex
- 4,350SF Dedicated Office Space
- Can Convert 1,400SF to Warehouse Space
- Tenant Incentive negotiable
- 2nd Level Mezzanine Storage (not included in total SF)
- 14' Clear Height
- x2 12x12 Grade-Level Door
- Fully Finished Office
- Dedicated Parking Lot
- End-Cap Suite with Street Frontage
- Exterior signage available

**6315 SKYLINE DR. - SUITE A+B**



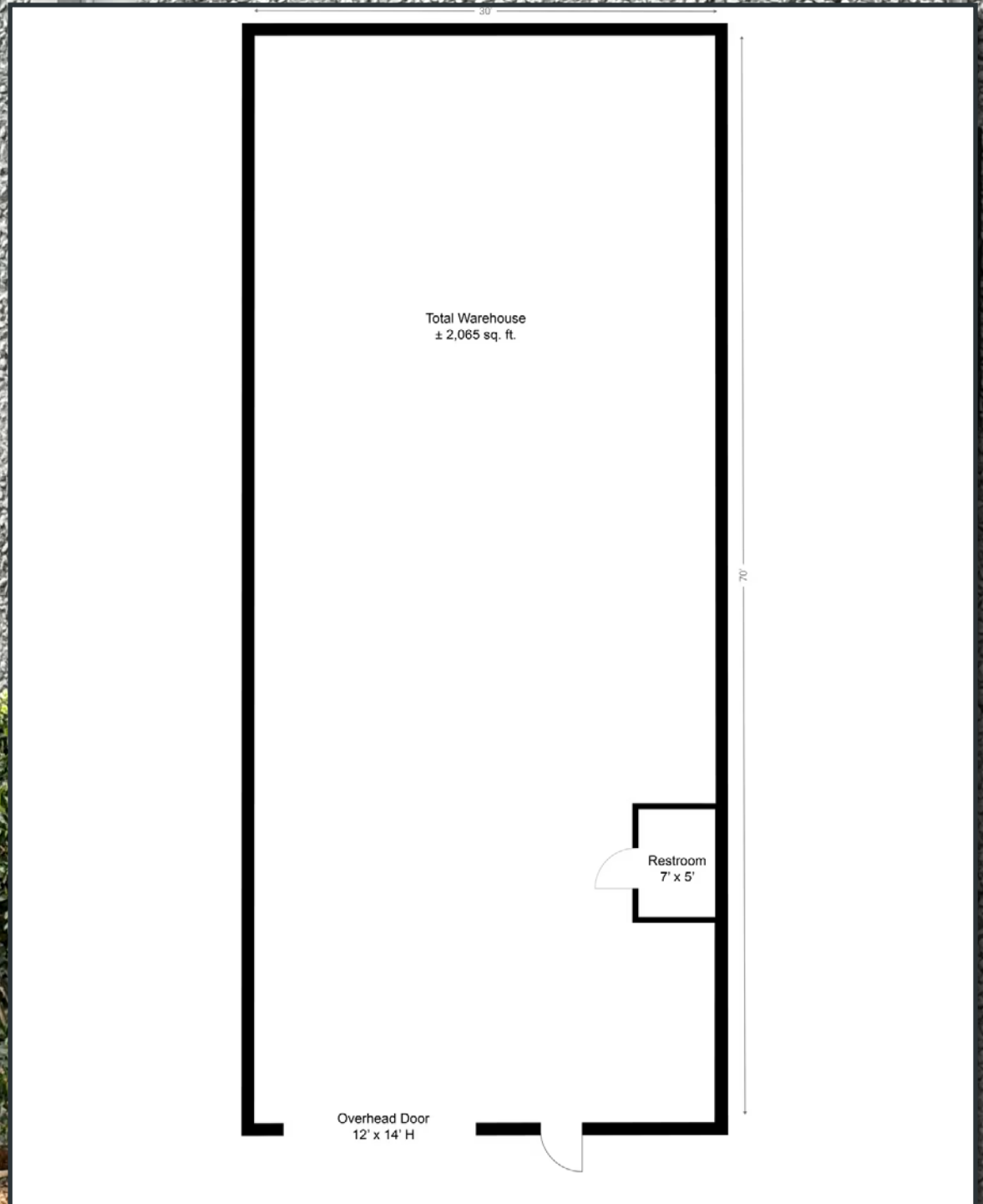
**FOR LEASE**

**6323**

6323

**6323 SKYLINE DR**

- 2,100SF Small Bay Industrial
- Hot Warehouse
- Private Restroom
- 18ft Clear Height
- 12x14 Grade-Level Overhead Door
- Available June 2026



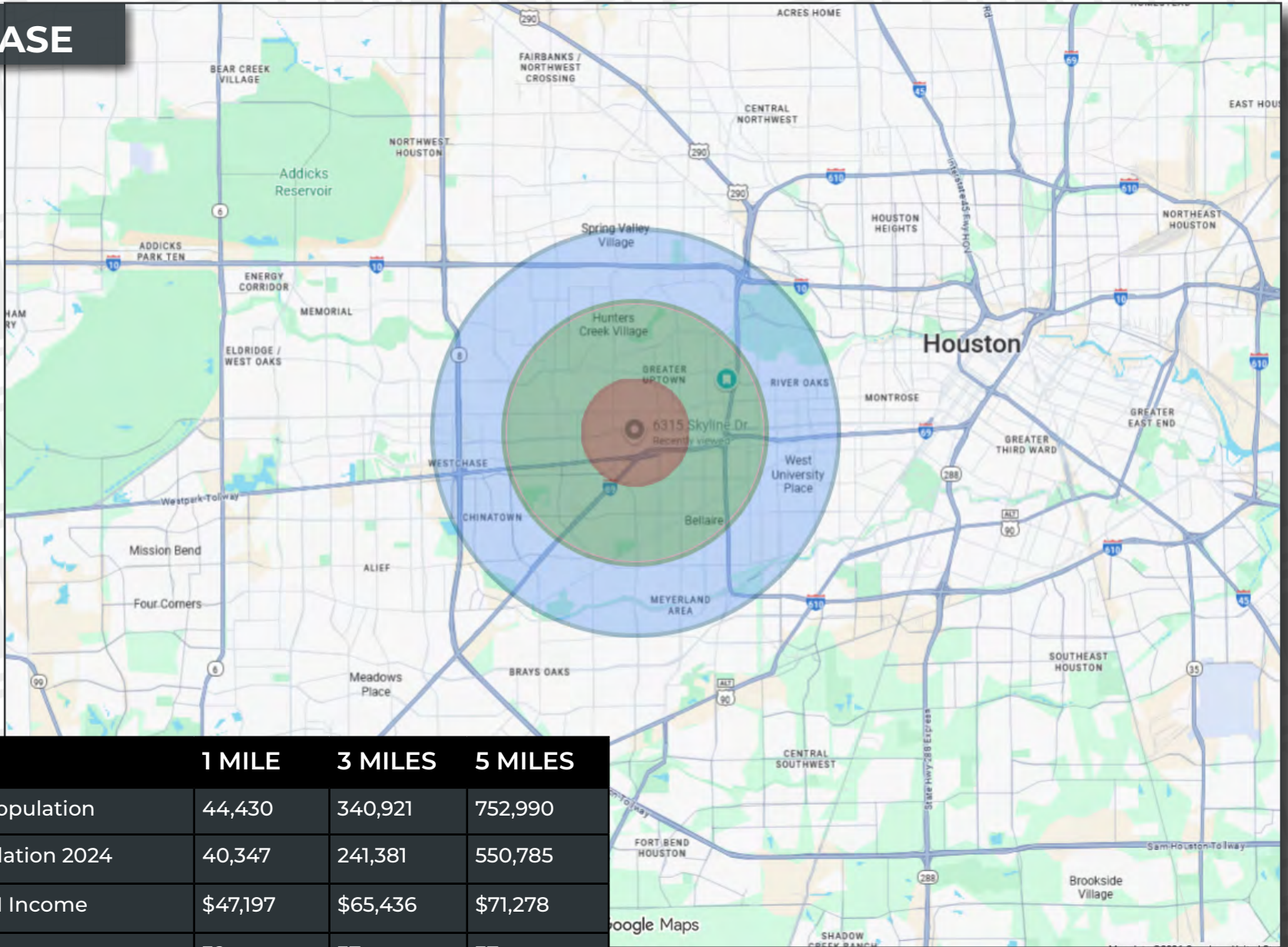
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**FOR LEASE**



6315-6331 Skyline Dr. Houston TX

**FOR LEASE**



	1 MILE	3 MILES	5 MILES
Daytime Population	44,430	340,921	752,990
Total Population 2024	40,347	241,381	550,785
Median HH Income	\$47,197	\$65,436	\$71,278
Median Age	32	37	37
Total Households	16,385	106,441	234,733

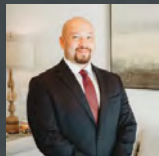
6315-6331 Skyline Dr. Houston TX

# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.



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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Gary Greene Commercial</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0475512</b> License No.	<b>Brokerage@garygreene.com</b> Email	<b>(713)465-6644</b> Phone
<b>Mark Woodroof</b> Designated Broker of Firm	<b>0415360</b> License No.	<b>Brokerage@garygreene.com</b> Email	<b>(713)465-6644</b> Phone
<b>Angela Chavez</b> Licensed Supervisor of Sales Agent/ Associate	<b>0627419</b> License No.	<b>angela.chavez@garygreene.com</b> Email	<b>(281)646-1136</b> Phone
<b>Richard Lin</b> Sales Agent/Associate's Name	<b>0769387</b> License No.	<b>richard.lin@garygreene.com</b> Email	<b>(832)304-3008</b> Phone



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