

OFFICE • WAREHOUSE SPACE • FOR LEASE

7031 GRAND BLVD. • HOUSTON, TX 77054 • (TEXAS MEDICAL CENTER AREA)

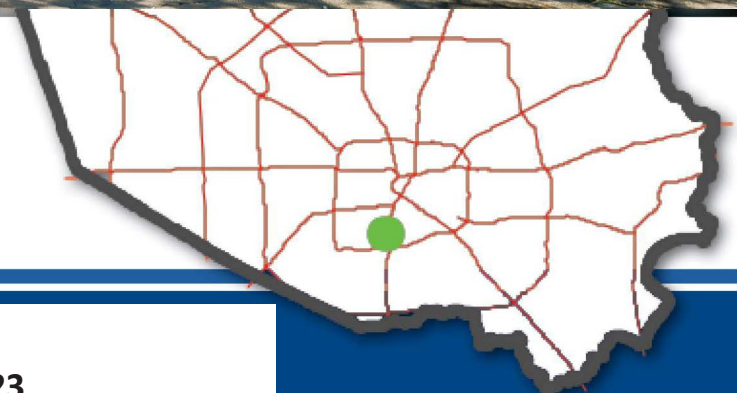


7031 Grand Blvd • Office

Office Space Available..... 15,000-SF
1st Level.....7,500-SF
2nd Level.....7,500-SF

7031 Grand Blvd • Warehouse

Warehouse Space Available.....11,500-SF
1st Level.....5,950-SF
2nd Level.....5,950-SF



FOR MORE INFORMATION
MICHAEL CHANG | JOHN FURNACE | 281-823-7723

PROPERTY DATA

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SITE DATA

SIZE:

- 26,500-SF of fully Air Conditioned Space
- 15,000-SF of Office Space
- 11,500-SF of Warehouse Space
- Approximately 50-Parking Spaces
- 2-Loading Docks

UTILITIES:

- All utilities in place

FRONTAGE:

- 189-feet fronting Grand Blvd
- 218-feet fronting Alice Street

LEASE RATE:

- Negotiable/Triple Net

This building, consisting of office, warehouse, and flexible space, is conveniently located only minutes away from the Medical Center, Downtown, VA Hospital and Reliant Stadium. This building is perfect for medical, research, and service/call centers.

Office • Warehouse • Flexible Space

Building is conveniently located from

Medical Center	2 Miles	5 Minutes
Downtown	6 Miles	10 Minutes
Galleria	9 Miles	15 Minutes
Hobby Airport	12 Miles	18 Minutes

LOCATION: 610 & 288 Area at the Corner of Grand Blvd. and Alice Street

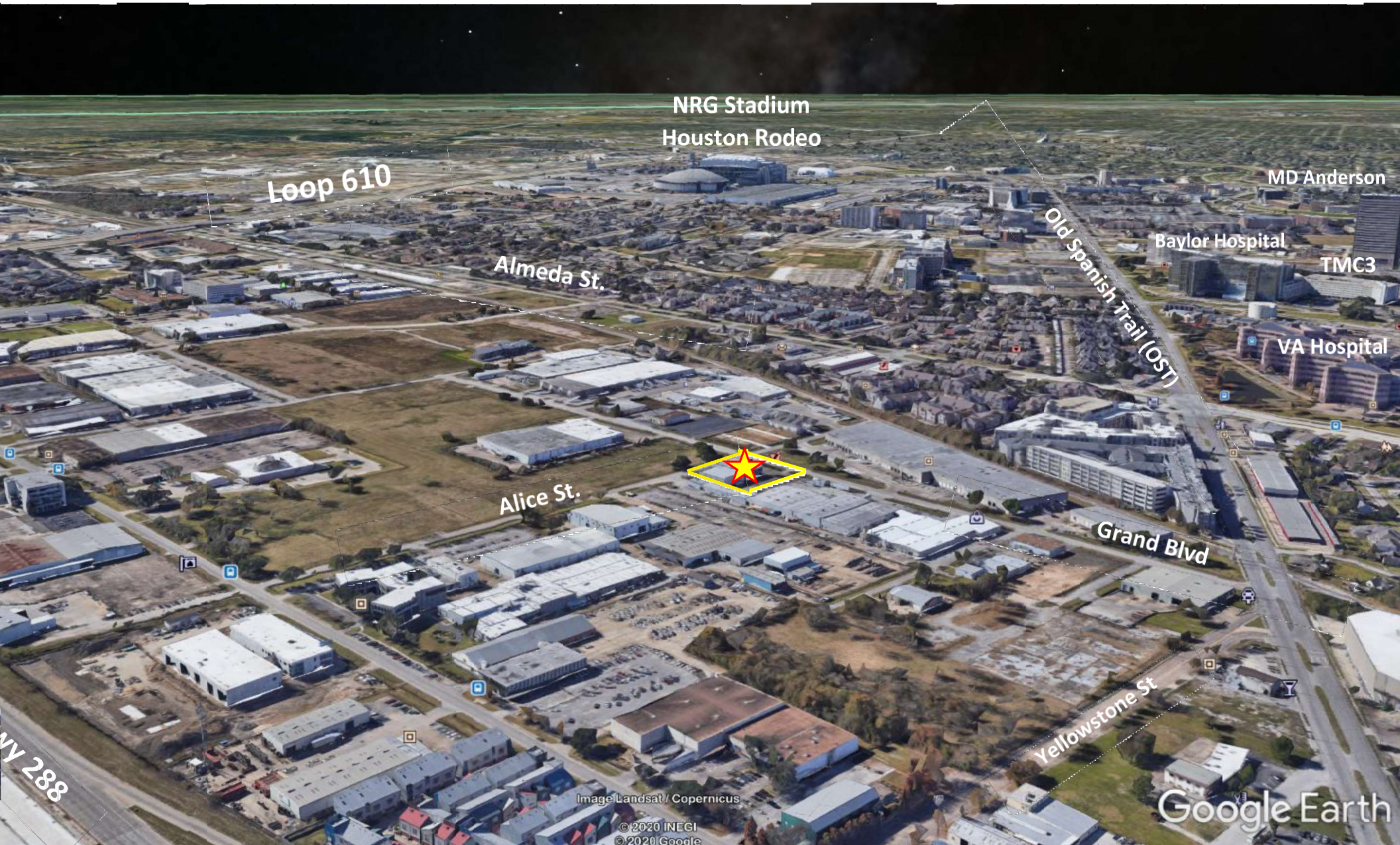


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PROPERTY AERIAL • SW VIEW

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HWY 288

Image Landsat / Copernicus

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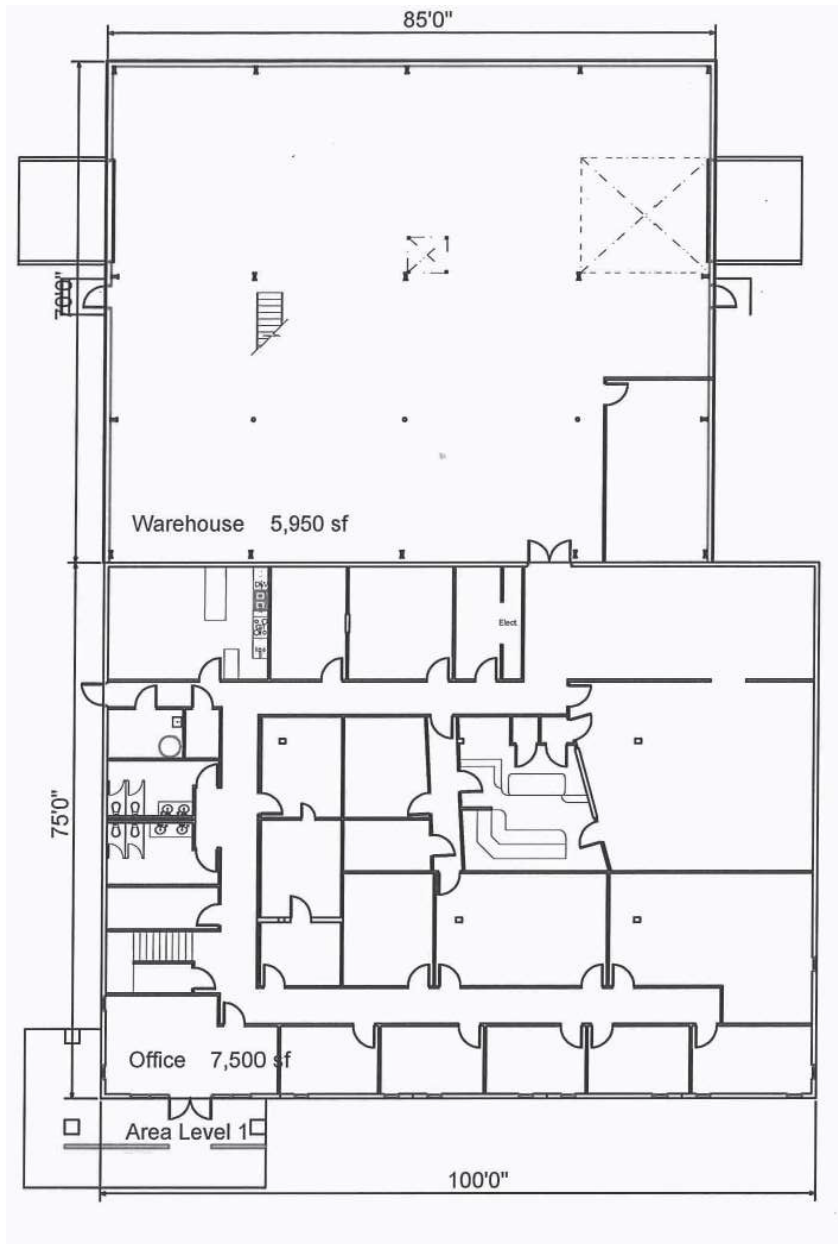


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FLOOR PLAN • LEVEL 1

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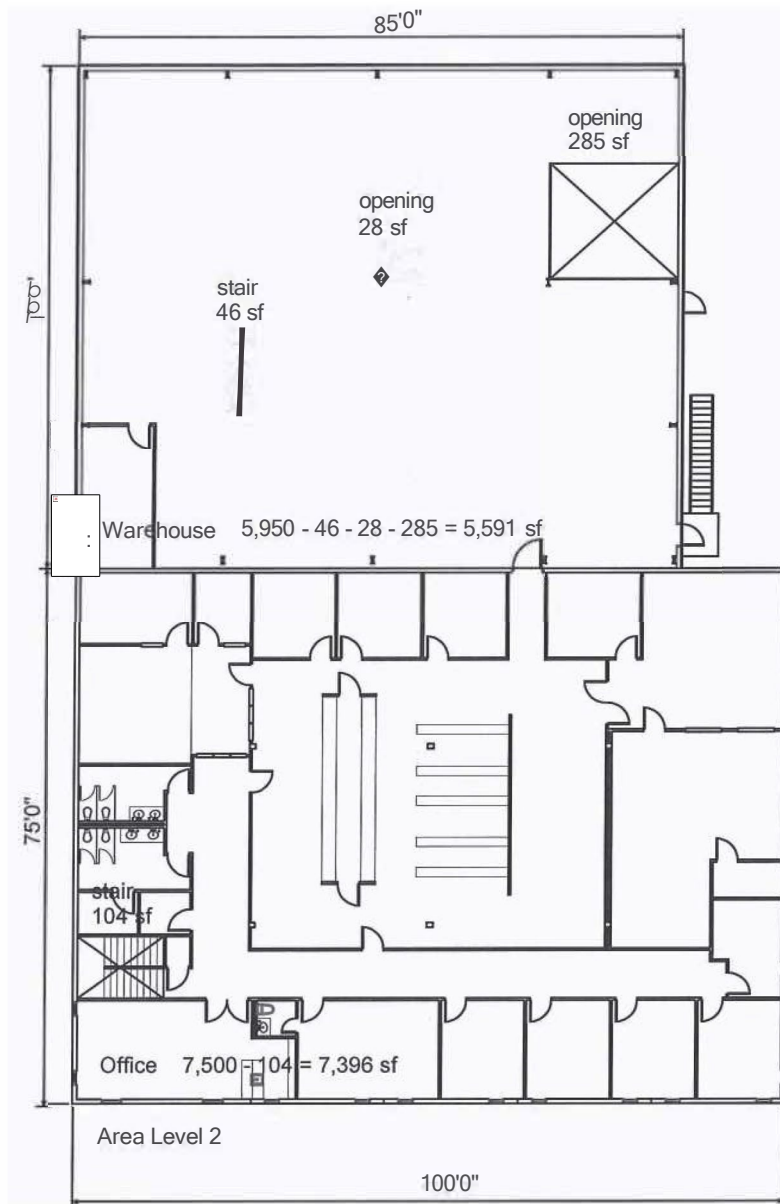


Level 1 Office	7,500 sf
Level 2 Office (minus penetrations)	7,396 sf
Total Office	14,896 sf
Level 1 Warehouse	5,950 sf
Level 2 Warehouse (minus penetrations)	5,591 sf
Total Warehouse	11,541 sf
Total Area (minus penetrations)	26,437

FLOOR PLAN • LEVEL 2

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Level 1 Office	7,500 sf
Level 2 Office (minus penetrations)	7,396 sf
Total Office	14,896 sf
Level 1 Warehouse	5,950 sf
Level 2 Warehouse (minus penetrations)	5,591 sf
Total Warehouse	11,541 sf
Total Area (minus penetrations)	26,437



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