

**OFFICE  
SPACE  
AVAILABLE**

**10260 WESTHEIMER RD | HOUSTON TX 77042**

**EXCELLENT LOCATION | GREAT VISIBILITY**

**WESTHEIMER  
④  
BELTWAY 8**



**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900

# PRIME LOCATION

# 10260 WESTHEIMER RD | HOUSTON TX 77042



Address: 10260 Westheimer Rd Houston Tx. 77042 | NEC of Beltway 8 and Westheimer

Land Size: 132,706 SF NRA | Market: Houston Submarket: Westchase

Access: Accessible from Westheimer Road, Seagler Road, and Sam Houston Parkway S/Beltway 8 Frontage Road

Parking: Office - 384 Parking Garage

Utilities: Gas - Centerpoint | Water/Sewer - City of Houston

## SALE PRICING: CALL FOR DETAILS



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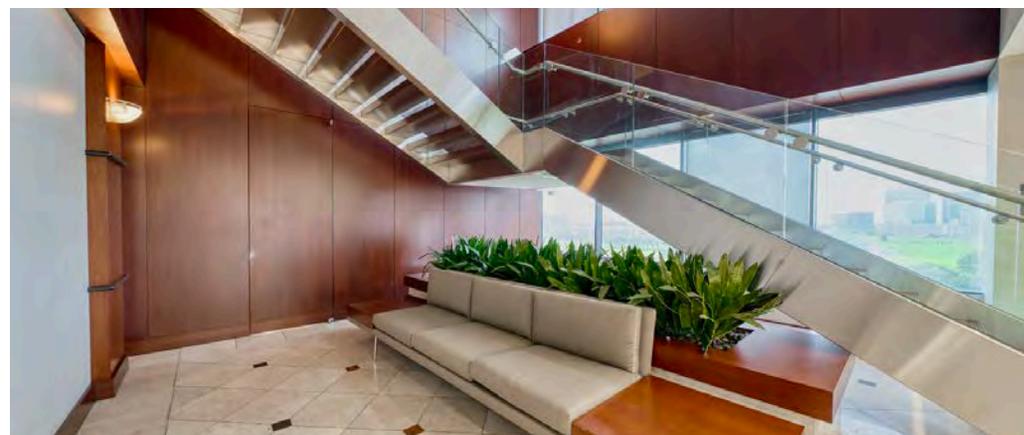
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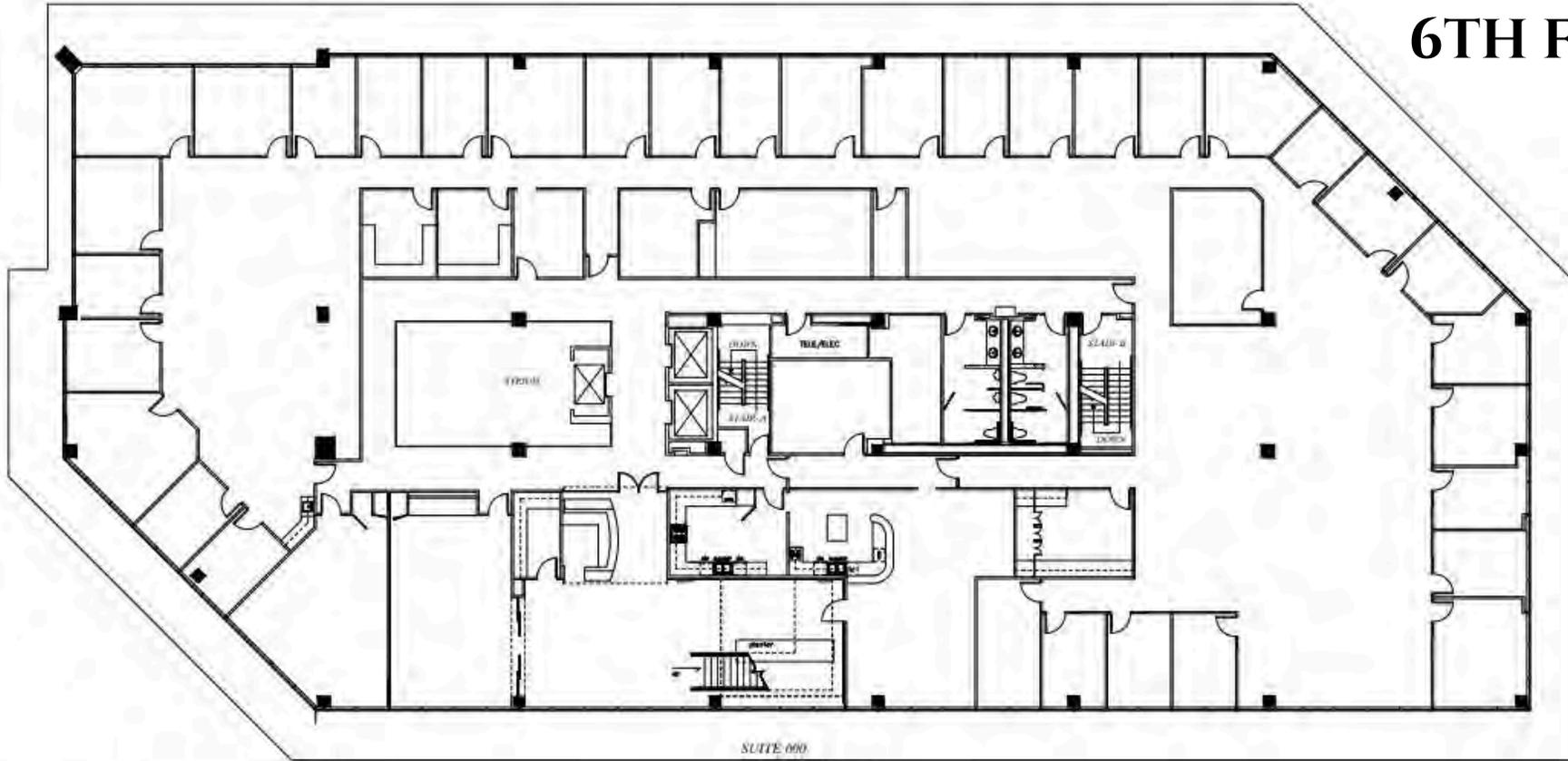
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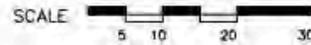
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# 6TH FLOOR



SUITE 600

AVAILABLE  
17,538 U.S.F. / 20,455 R.S.F.



## 20,455 SF AVAILABLE



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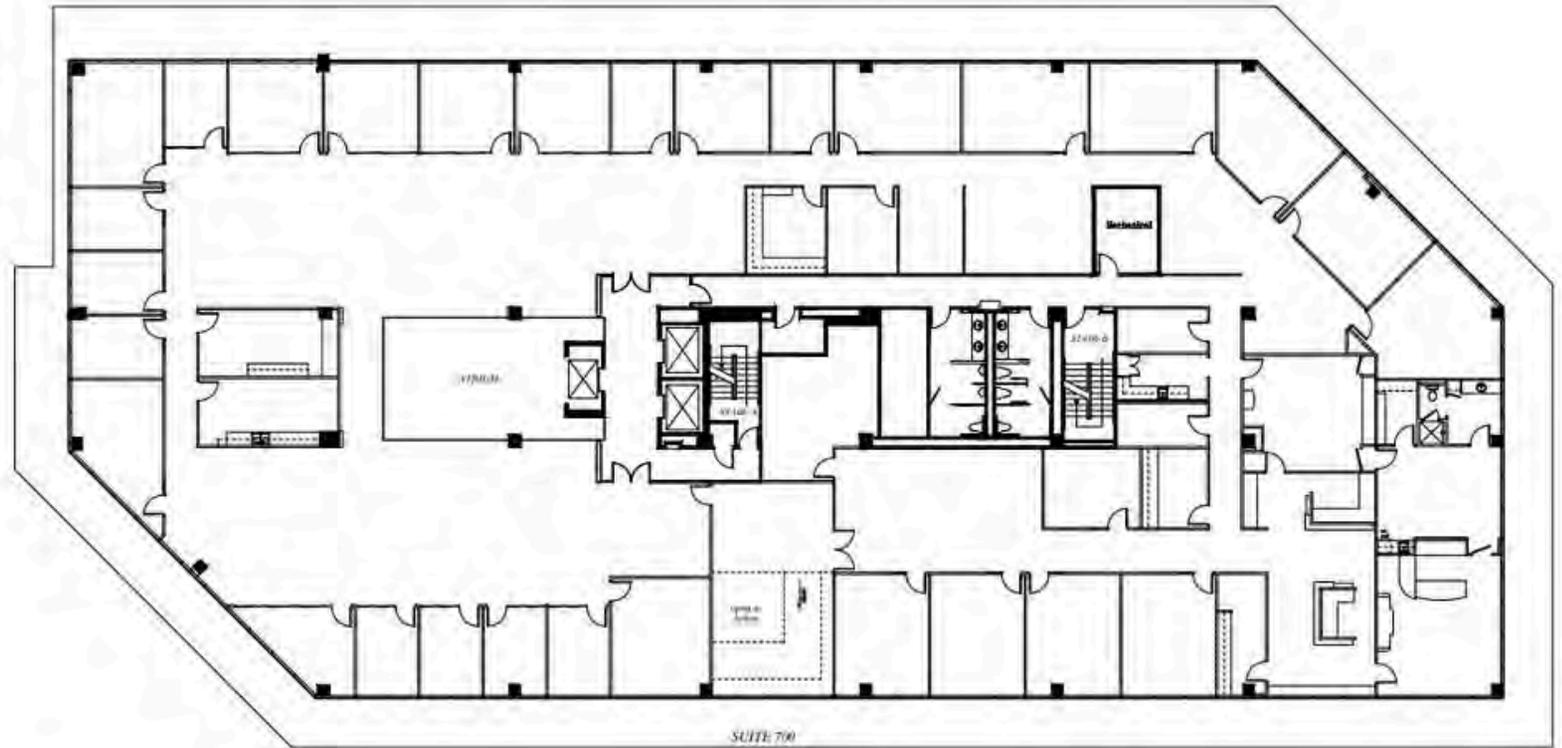
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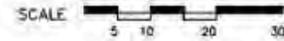
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# 7TH FLOOR



SUITE 700  
AVAILABLE  
22,339 R.S.F.



## 22,339 SF AVAILABLE

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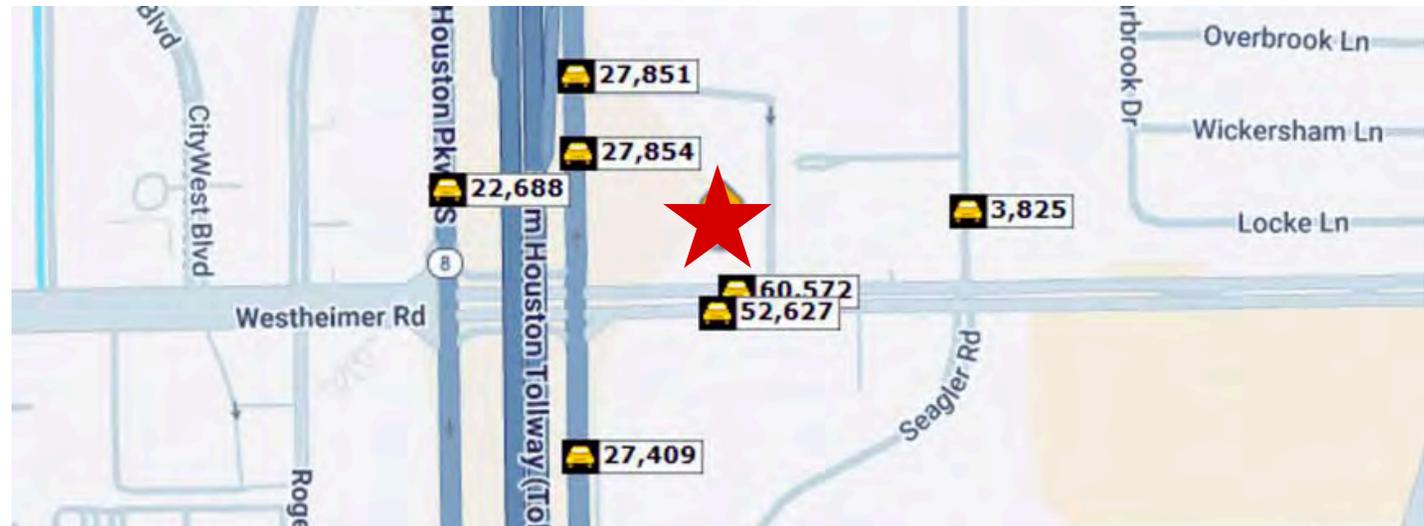
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# DEMOGRAPHICS

10260 Westheimer			
10260 Westheimer Rd, Houston, TX 77042			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	21,845	198,468	588,603
2024 Total Population	21,224	193,772	574,330
Average Age	35.80	36.80	36.10
2023 Average Age, Male	35.10	36.10	35.40
2024 Average Age, Female	36.30	37.60	36.80
<b>Household &amp; Income</b>			
2024 Total Households	10,108	80,616	227,555
# of people per HH	2.00	2.30	2.40
Average HH Income	10,108	80,615	227,556
Average House Value	\$359,963	\$355,193	\$301,860

# TRAFFIC COUNTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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