

# FOR LEASE

34,997 SF Available  
8700 Clay Rd Suite 200  
Northwest Houston Submarket



Hempstead Highway

Suite 200  
34,997 SF Available

Clay Rd



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## SPACE FOR LEASE - INFORMATION

- **34,997 SF Available**
- **22' Clear Height**
- **2,176 SF Office**
- **4 Dock High Doors**
- **2 Loading Ramps**
- **Brand New May 2024 Interior Make Ready (Warehouse and Office)**
- **Fully Sprinklered**
- **Security Lighting**

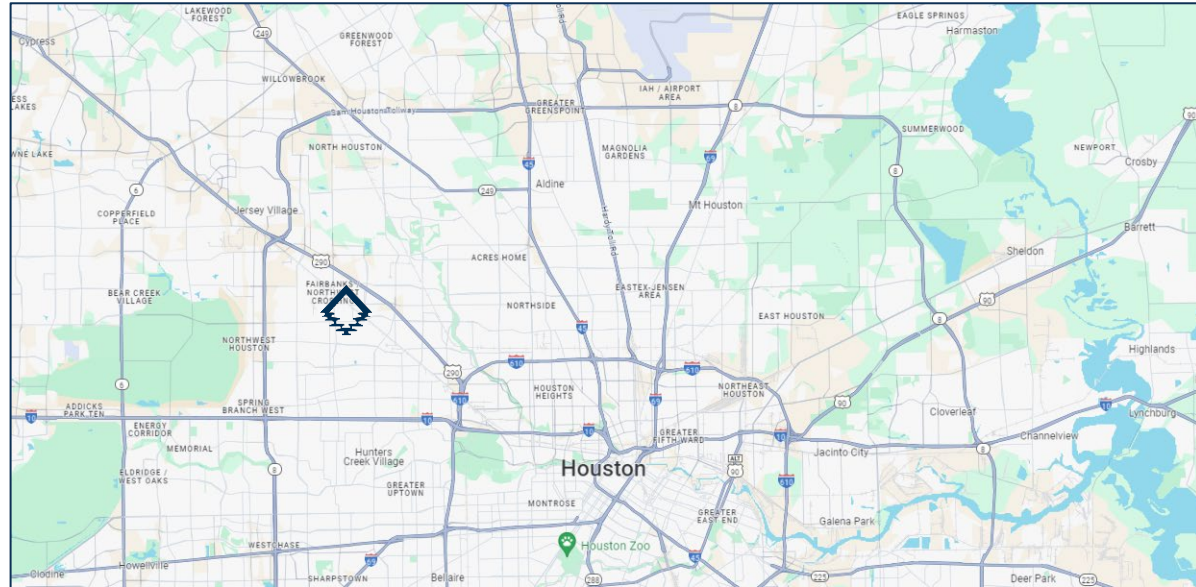
## MARKETED BY:

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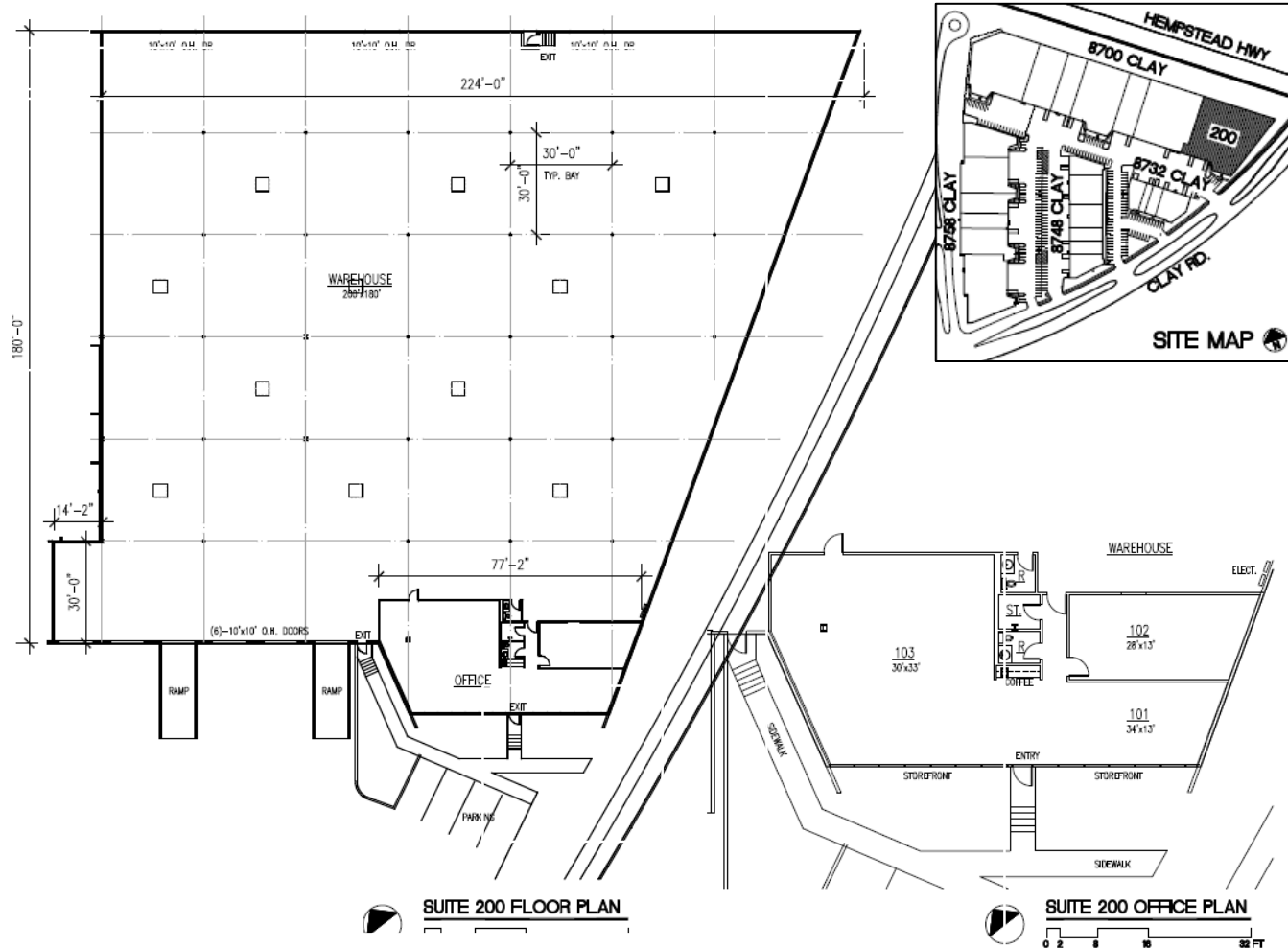


## Floor Plan

- Suite 200 – 34,997 SF

## 2024 Make Ready Scope

- LED Lighting (Office)
- LED Lighting (Warehouse)
- Warehouse Floors Patched and Scrubbed
- Painted Warehouse Walls and Underside of Roof Deck White
- Painted and Repaired Office Walls
- Painted Column Hazards Yellow
- New Carpet Throughout Office
- New Fixtures Throughout Space



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*Downtown Houston*

*Houston Galleria*

*Suite 200*  
*34,997 SF Available*

*Hempstead Highway*

*Clay Road*



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