

1,050+ SF OFFICE OPPORTUNITY

21755 NORTH INTERSTATE 45 BLDG 3



OFFERING SUMMARY

ADDRESS1:	21755 North I-45, Bldg 3
ADDRESS2:	Spring, TX 77388
LEASE RATE:	\$18.00 NNN
LEASE TERM:	3-5 Years
BUILDING SF:	1,055 SF
AVAILABLE SF:	1,055 SF
YEAR BUILT:	2005
PARKING:	8
PARKING RATIO:	1.48
ZONING:	Commercial

PROPERTY OVERVIEW

This 1,050+ square foot building boasts a welcoming reception, three spacious offices, a convenient break room, and a restroom. Situated in a strategic location, it offers not just functional workspaces but also easy access to surrounding amenities and a thriving business environment.

PROPERTY HIGHLIGHT

Great location.
Easy Access to all of the areas major thoroughfares.
3 offices, Reception, Kitchenette and Restroom w/ Shower.

KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



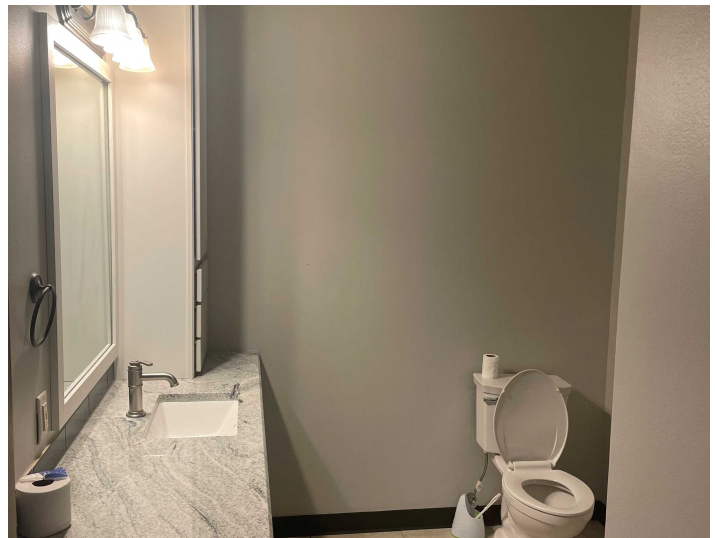
Each Office Independently Owned and Operated

BO FABER

Managing Director
O: (281) 908-3122
C: (281) 908-3122
bfaber@kwcommercial.com

PROPERTY PHOTOS

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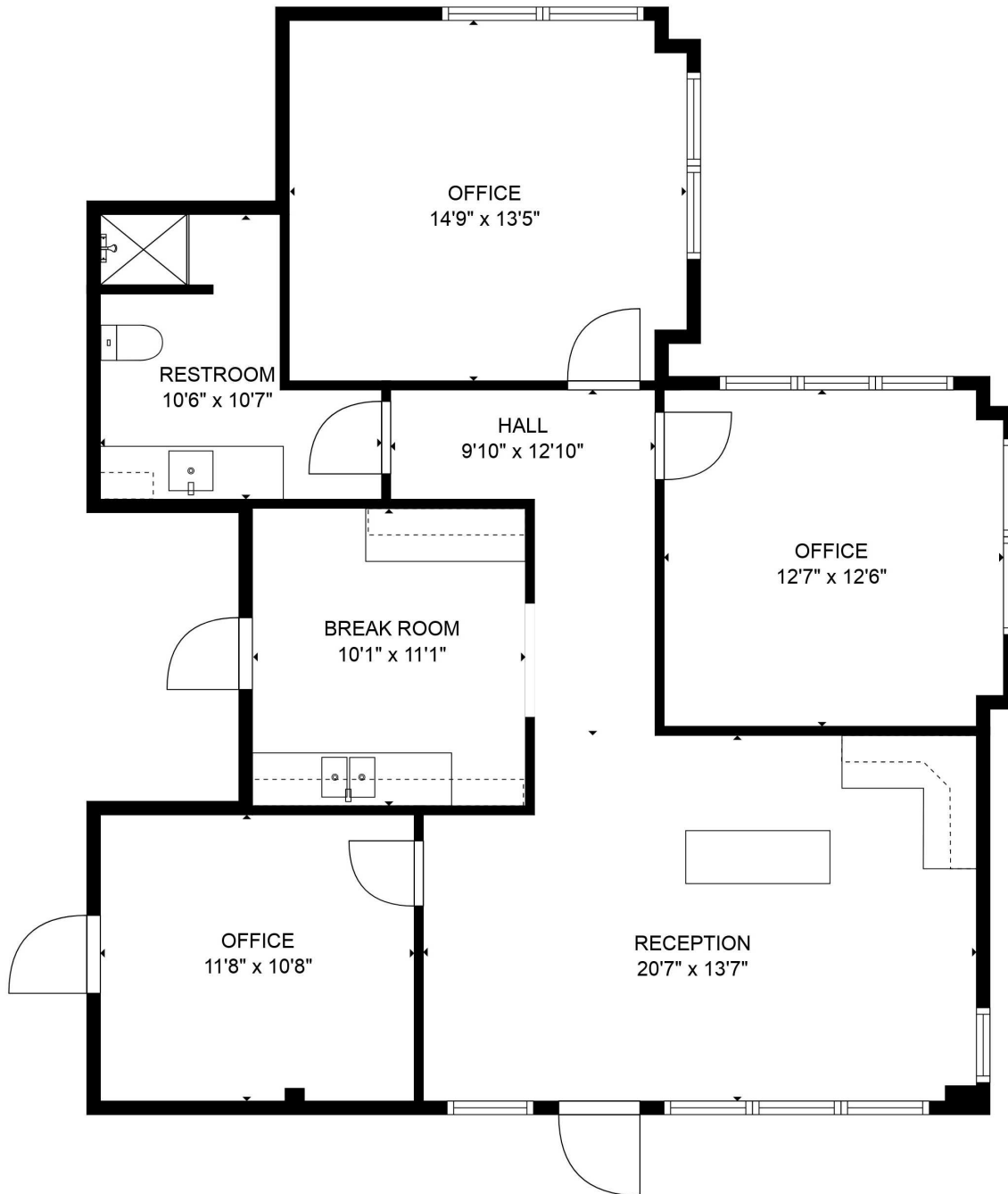
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BUILDING PLAN

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TOTAL: 1051 sq. ft

FLOOR 1: 1051 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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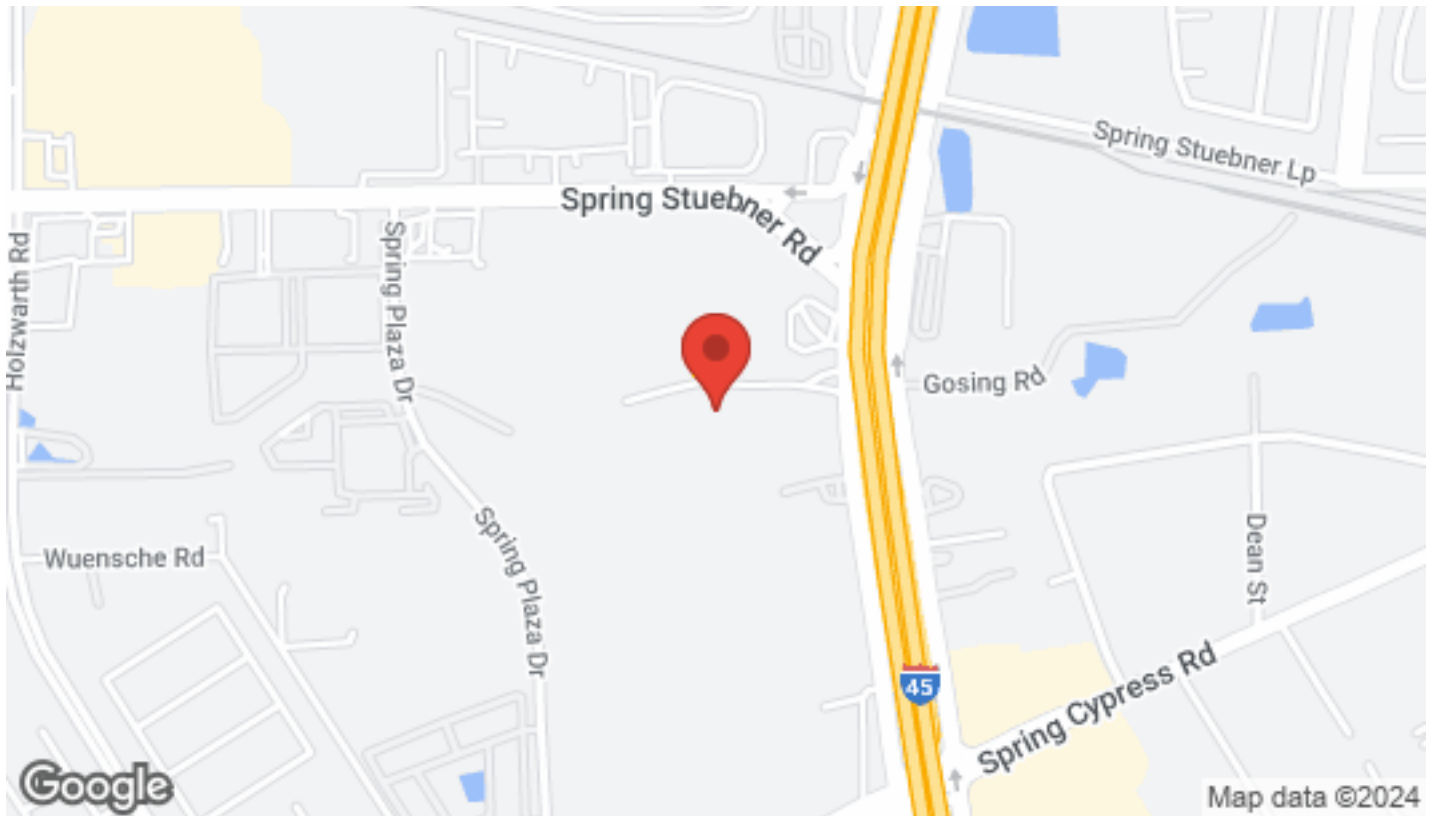
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LOCATION MAPS

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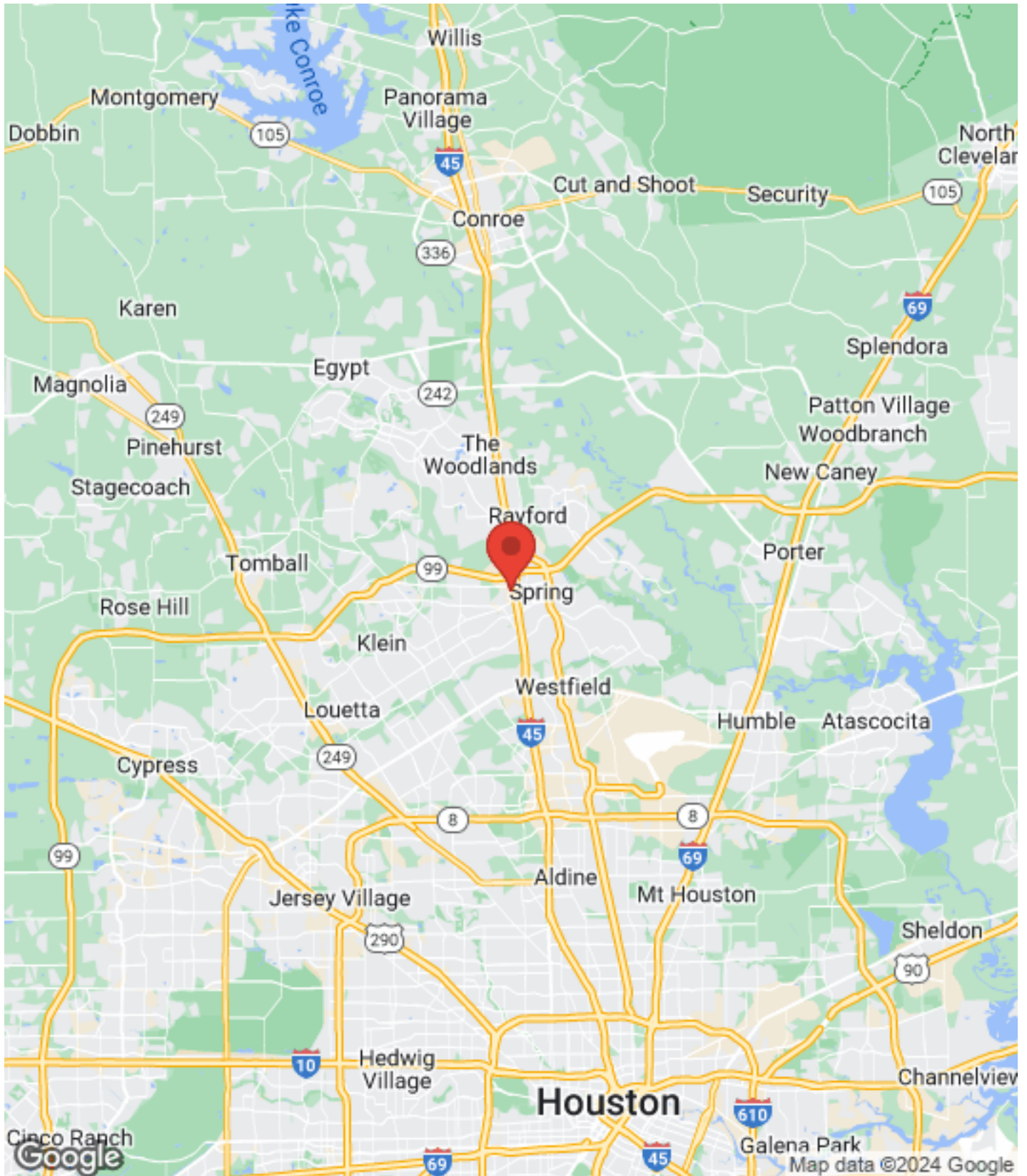


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REGIONAL MAP

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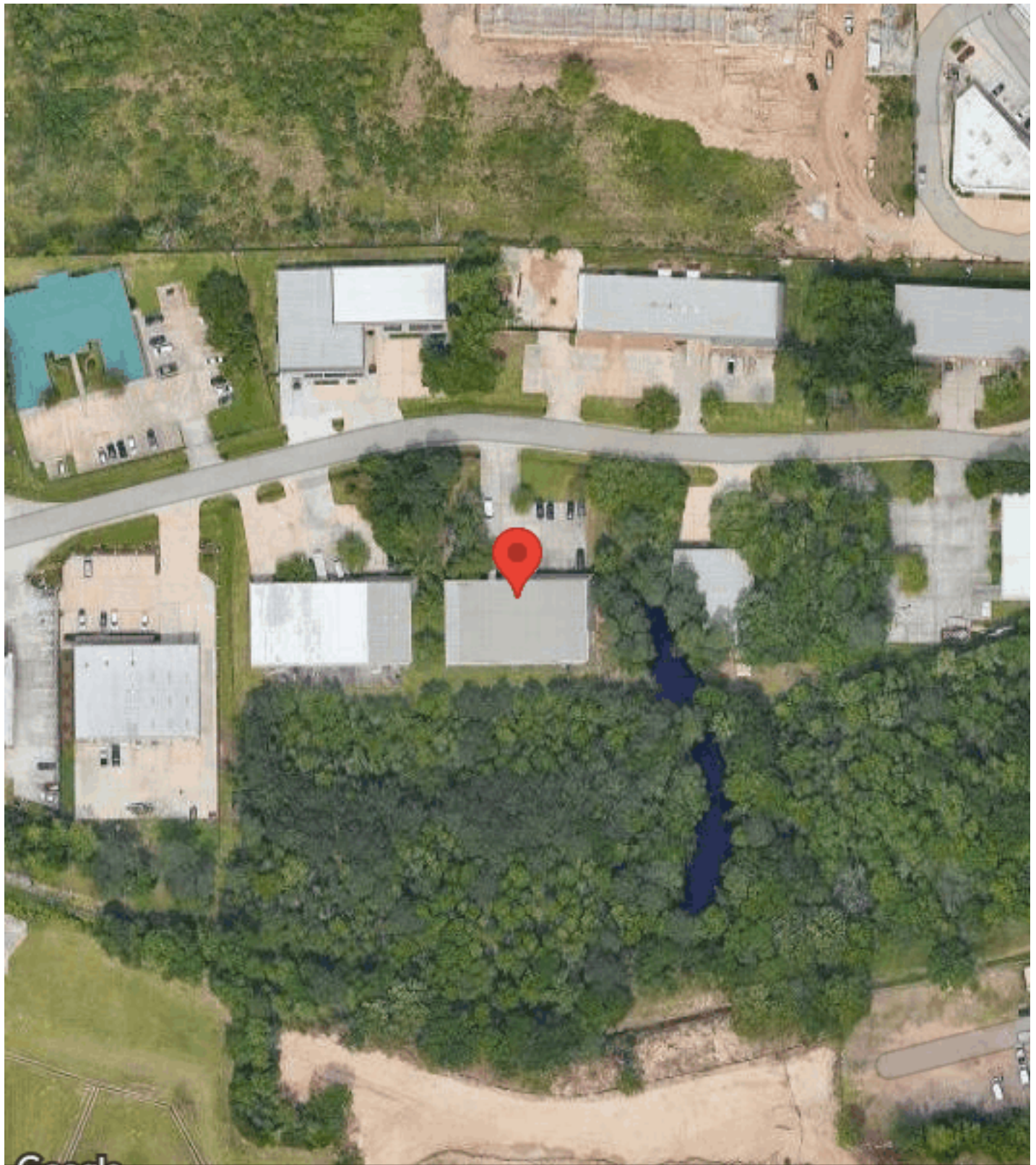
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AERIAL MAP

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Salveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey

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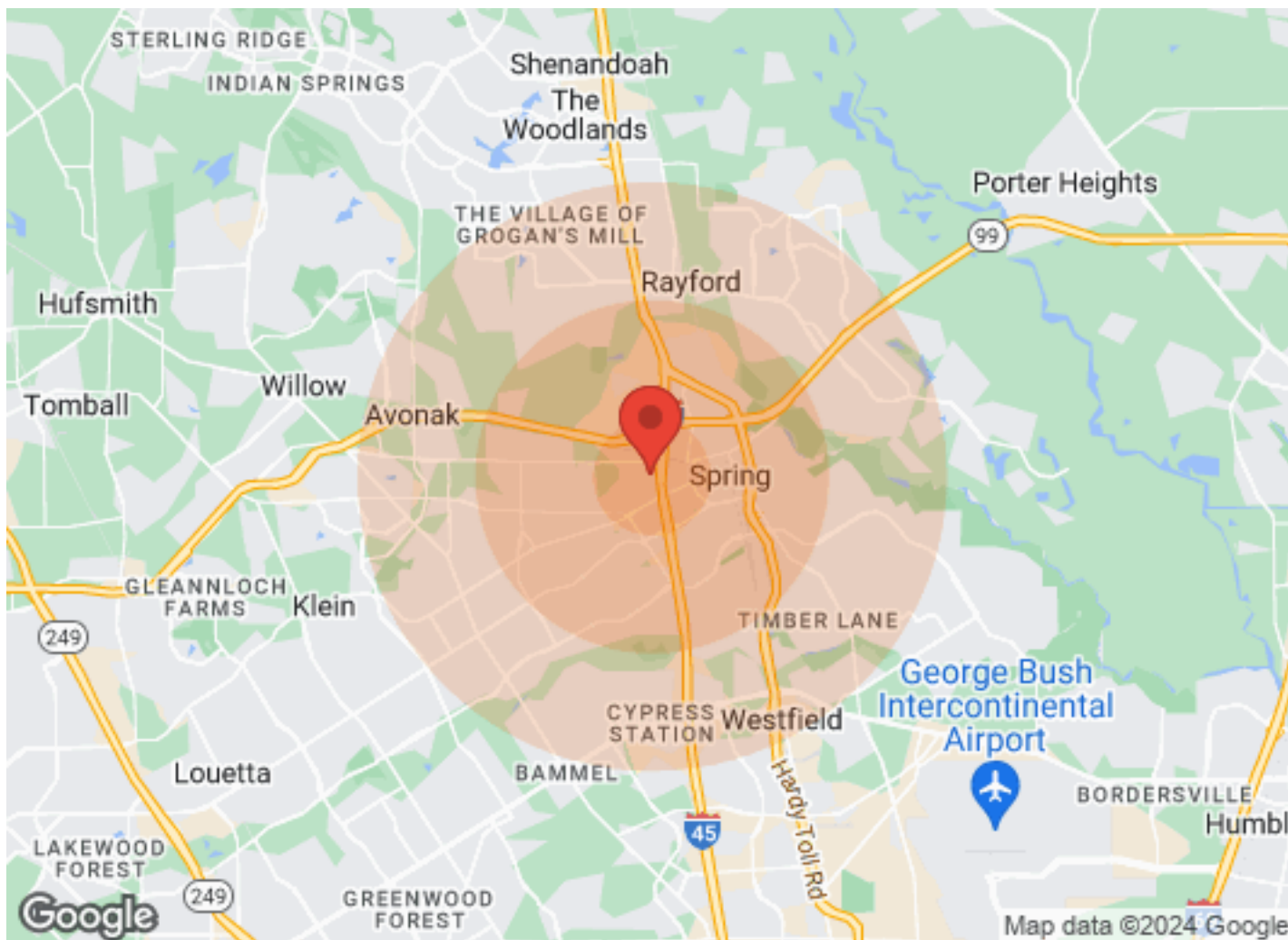
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DEMOGRAPHICS

21755 NORTH INTERSTATE 45 BLDG 3



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,759	31,361	108,534	Median	\$79,857	\$75,916	\$66,508
Female	4,676	31,851	112,100	< \$15,000	234	854	5,209
Total Population	9,435	63,212	220,634	\$15,000-\$24,999	121	885	5,689
				\$25,000-\$34,999	256	1,196	6,102
Age				\$35,000-\$49,999	508	2,551	10,572
Ages 0-14	2,256	14,159	51,645	\$50,000-\$74,999	395	4,763	15,893
Ages 15-24	1,398	9,607	32,811	\$75,000-\$99,999	731	4,178	13,224
Ages 25-54	3,558	23,413	84,679	\$100,000-\$149,999	468	4,517	13,109
Ages 55-64	1,087	7,636	24,562	\$150,000-\$199,999	205	1,609	4,699
Ages 65+	1,136	8,397	26,937	> \$200,000	190	999	3,401
				Housing			
Race				Total Units	3,419	22,906	84,841
White	5,947	45,783	151,218	Occupied	3,285	21,957	78,202
Black	1,980	7,131	33,378	Owner Occupied	2,965	18,295	52,746
Am In/AK Nat	2	61	330	Renter Occupied	320	3,662	25,456
Hawaiian	N/A	2	147	Vacant	134	949	6,639
Hispanic	2,237	14,442	59,422				
Multi-Racial	2,006	13,156	53,752				

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