

FOR LEASE

17217 N. ELDRIDGE PKWY, TOMBALL, TX 77377

±3,500 SF OFFICE BLDG ON ±0.93 ACRE LOT

**\$21/SF/YR +
NNN**



RAUL TORRES

Associate

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TYLER TORRES

Principal

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(281) 898-0895



PROPERTY HIGHLIGHTS



Location

17217 N. Eldridge Pkwy
Tomball, TX 77377



Asking Price

\$21/SF/YR + NNN



Size

±3,500 SF on ±0.93 AC

- **±3,500 SF professional office building** available for lease on ±0.93 acres in Tomball, TX

- **Two suites available**, offering flexible leasing options of approximately ±1,200 SF or ±2,367 SF, or the ability to occupy the full building

- **Functional layout featuring 8 private offices**, ideal for professional users seeking an office environment

- **Equipped with 3 restrooms, 2 breakrooms/kitchenettes**, and a dedicated conference room to support daily operations

- **Flexible build-to-suit opportunity**, allowing tenants to customize the space to fit their business needs

- **Alarm system already in place for tenants**

- **Approximately ±3,000 SF of green space** or shared common area, depending on suite configuration

- **Strategically located** near SH-249 and Spring Cypress Rd, offering convenient regional access

- **Strong visibility and traffic exposure** with over 13,000 VPD on N. Eldridge Pkwy and 25,000+ VPD on Spring Cypress Rd

- **Ideal for professional office, medical, or service-oriented users** seeking a well-located and adaptable space

Contact Us

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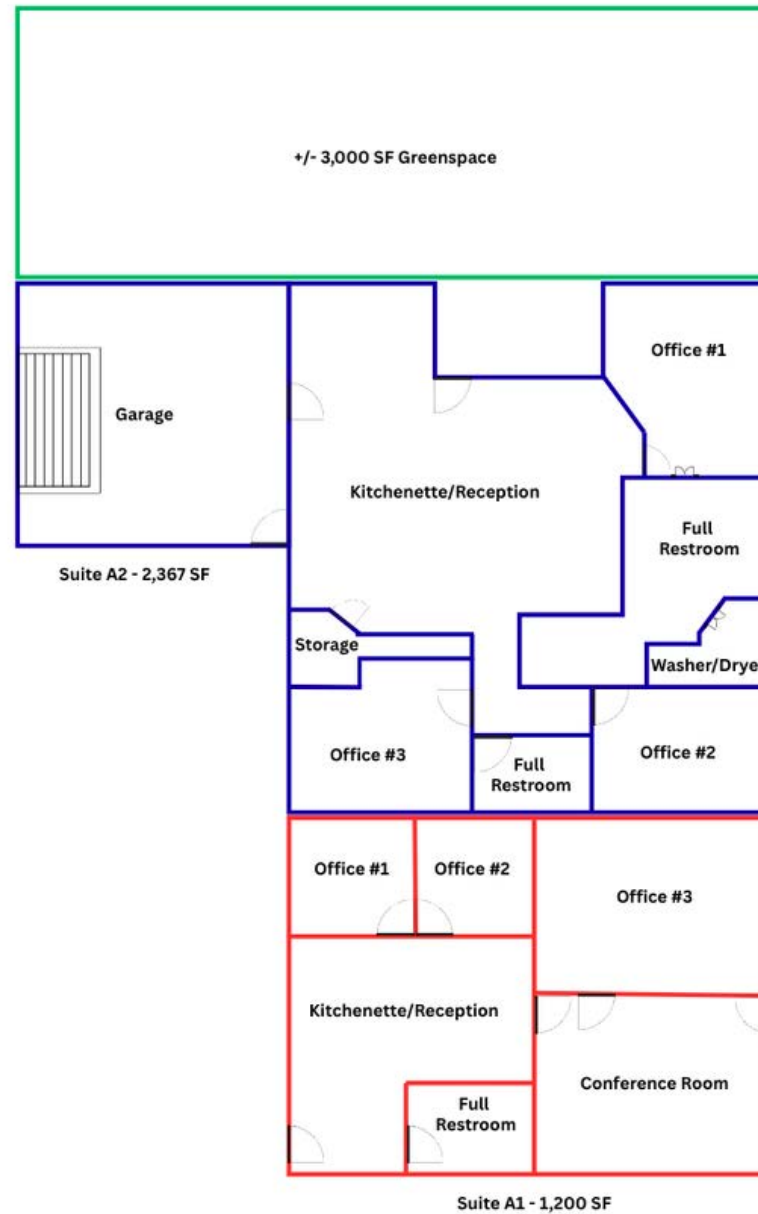
PROPERTY PICTURES



PROPERTY PICTURES

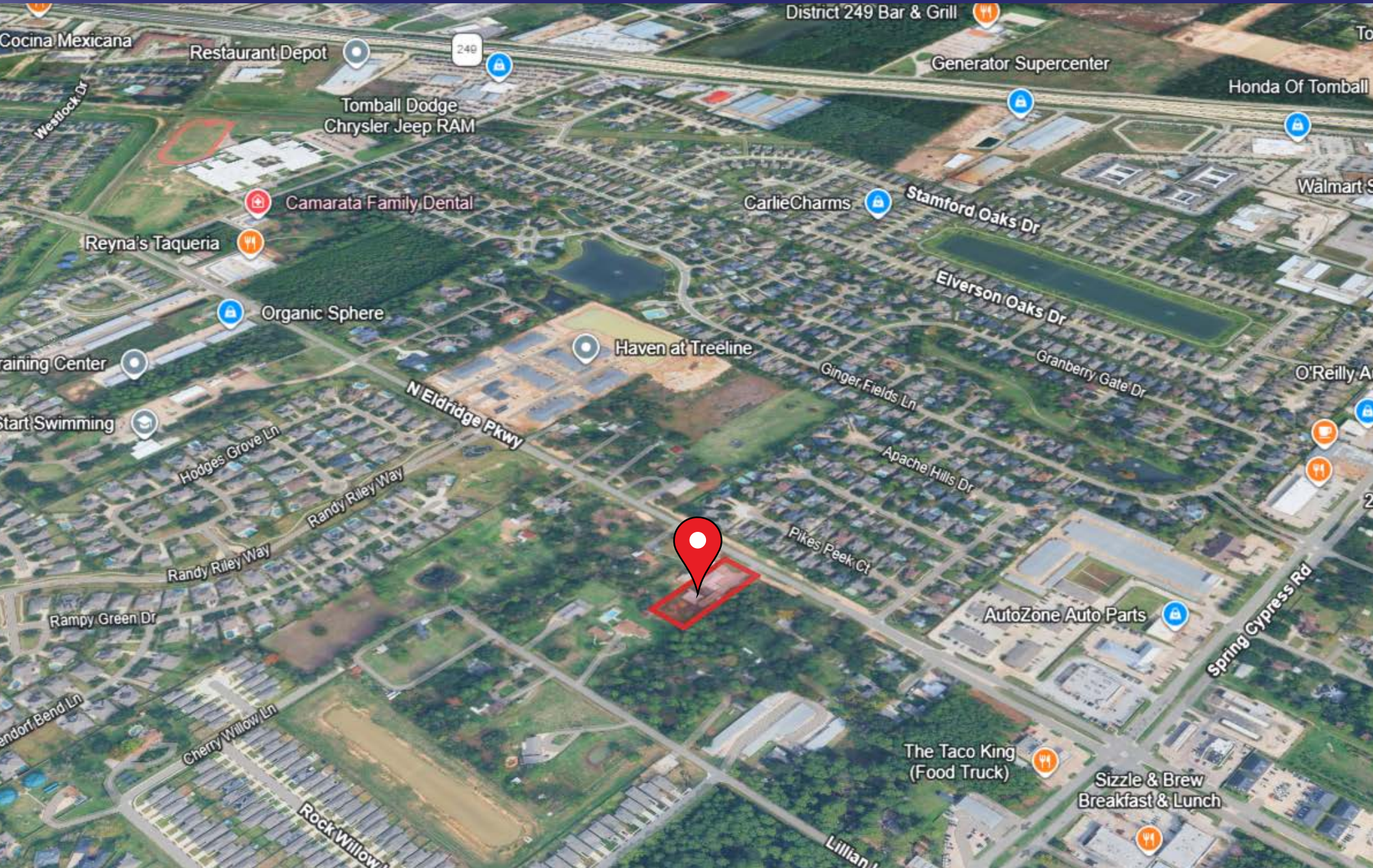


FLOORPLAN

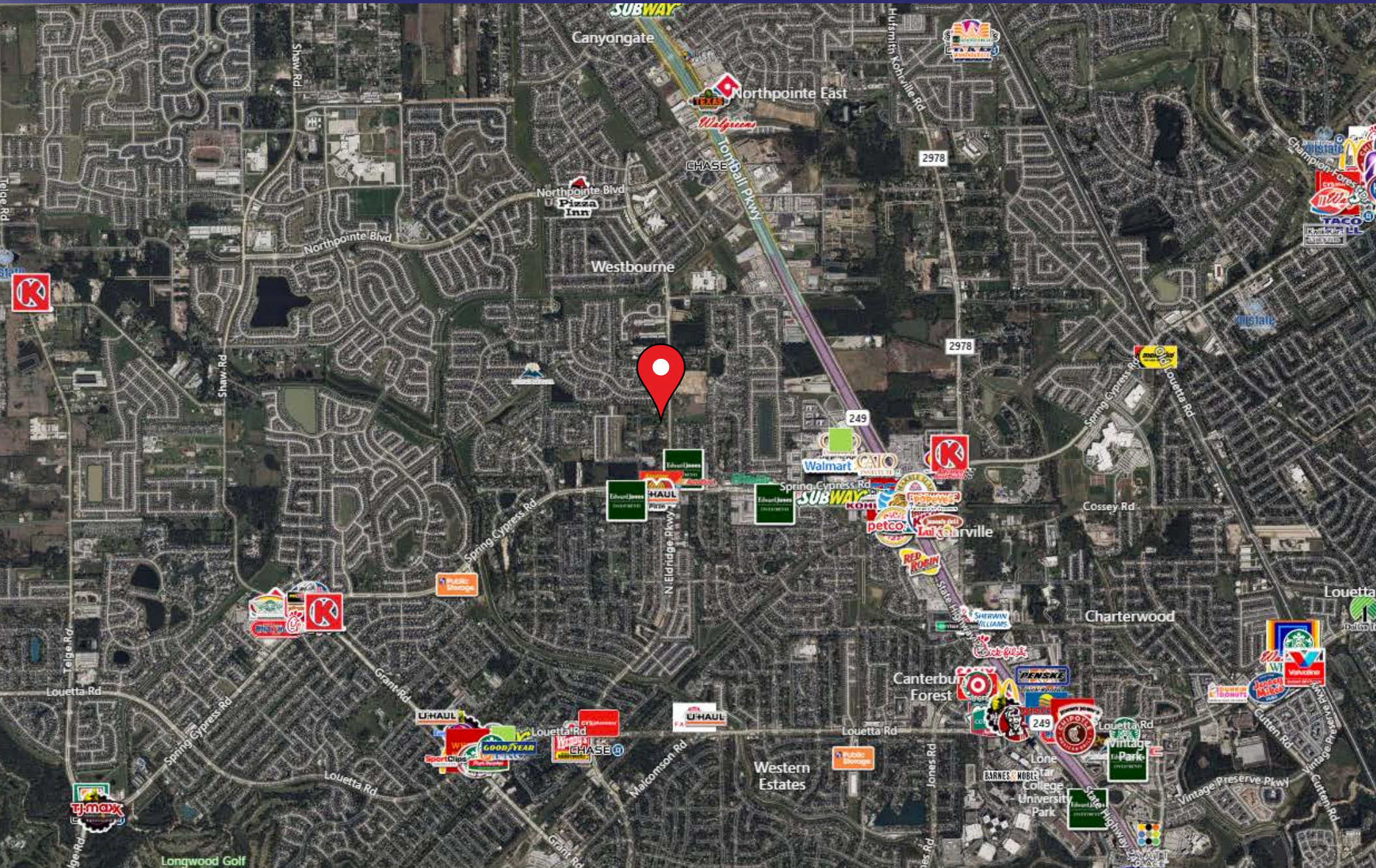




MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

17217 N Eldridge Pkwy, Tomball, Texas, 77377

Ring of 3 miles

KEY FACTS

99,938

Population



34,541

Households

37.5

Median Age

\$101,939

Median Disposable Income

EDUCATION

4.7%

No High School Diploma

19.4%

High School Graduate

25.7%

Some College/
Associate's Degree

50.3%

Bachelor's/Grad
/ Prof Degree

99,938

2023 Total
Population (Esri)

INCOME



\$122,733

Median Household
Income



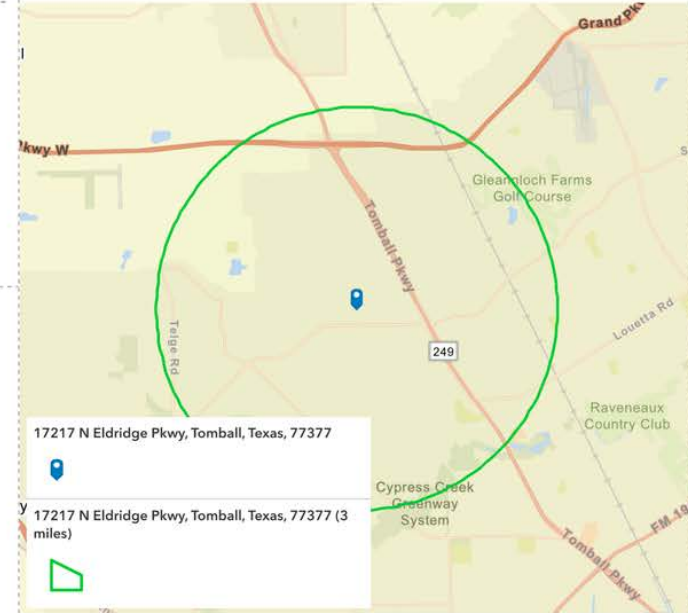
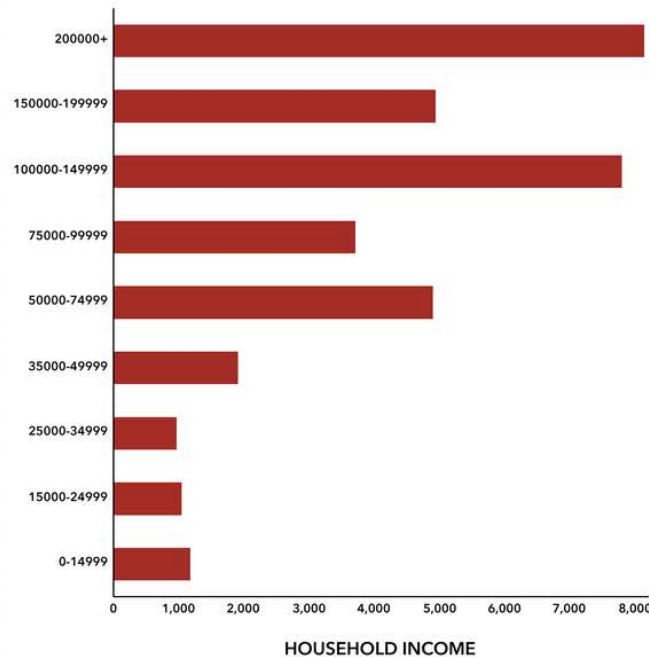
\$52,895

Per Capita Income



\$535,900

Median Net Worth



EMPLOYMENT



White Collar

76.5%



Blue Collar

13.3%



Services

11.8%

3.5%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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