

For Lease

PROFESSIONAL OFFICE BUILDING

Business Executive | Medical Office

French Quarter Business Park 7115 FM 2920, SUITE 300, SPRING, TX 77379



Joe Palumbo

281.609.7114 joe@3rdgd.com

French Quarter Business Park

7115 FM 2920, Suite 300, Spring, TX 77379







OFFEDING SUN (MAD)/					
OFFERING SUMMARY					
Lease Rate:	\$22.00/SF/YR +NNN \$8.50/SF/YR				
Available SF:	1,800 SF minimum to 2,532 SF maximum				
Number of Units:	1				
Year Built:	2016				
Market:	West				
Submarket:	Spring/Klein				

SUITE 100 IN BUILDING 7113- FOR LEASE

Our 7115 building is one of six buildings in the French Quarter Business Park. Our 7115 building in Suite 300 has a lease price of \$22/ SF/ YR + estimated NNN at \$8.50/ SF/ YR-this rate includes water, waste, and exterior pest control. It does not include electric or Wi-Fi. Suite 300 has a minimum of 1,800 SF of to maximum of 2,532 SF (approximate).

Each suite can be fully customizable. Please contact our leasing office to discuss your needs and desired square footage.

PROPERTY HIGHLIGHTS

- NNN (Water, Waste, Exterior Pest Control included)
- Established Business Park
- Perimeter and Exterior Light Throughout Complex
- 24/7 Camera Surveillance
- Property Manager on site

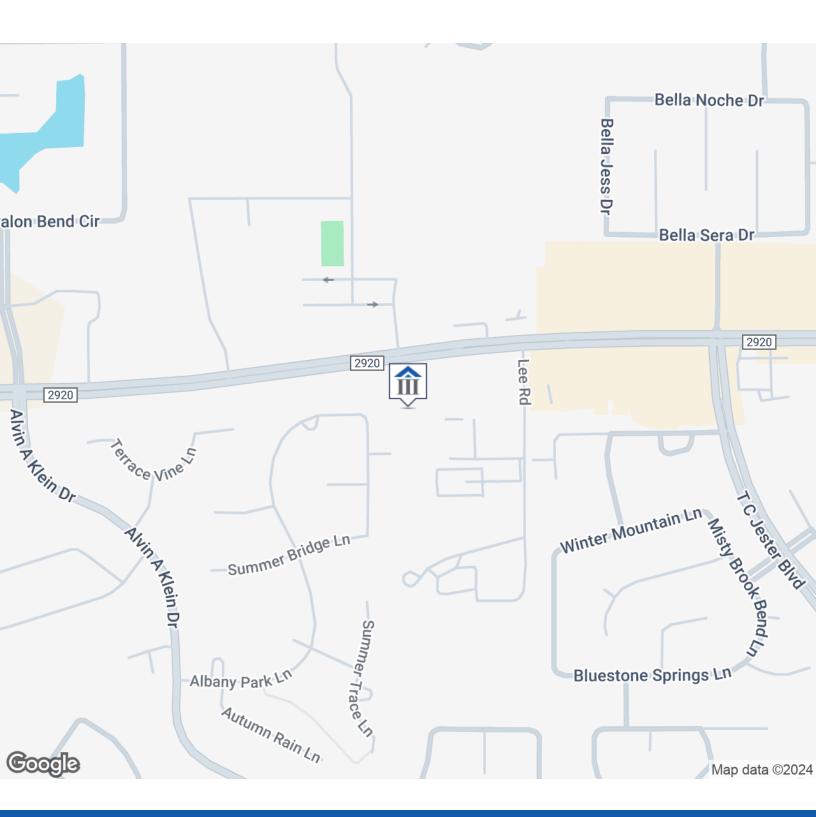
For More Information

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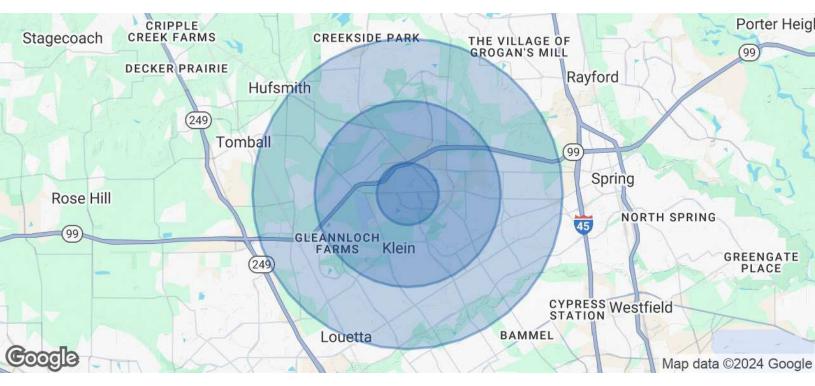
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,432	50,280	143,736
Average Age	32.3	34.2	35.0
Average Age (Male)	32.2	32.8	34.2
Average Age (Female)	32.0	34.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,993	15,918	47,661
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$106,086	\$111,407	\$107,056
Average House Value		\$214,821	\$216,163

2020 American Community Survey (ACS)

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OFFICE SPACE FOR LEASE

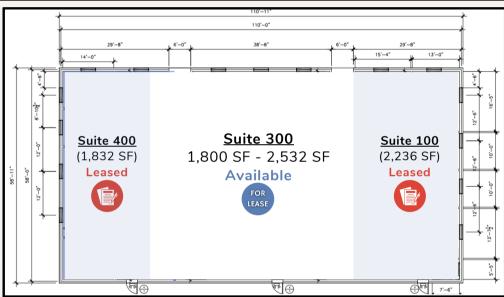
FRENCH QUARTER BUSINESS PARK

7115 F.M. 2920, Spring, Texas 77379









1,800 SF (min.) to 2,532 SF (max.) \$22.00/SF/YR +NNN of \$8.50/SF/YR

The 7115 building is located in the French Quarter Business Park in Spring, Texas (77379) on FM 2920. This property is conveniently located just east of I-99, west of I-45, with easy access to The Woodlands and the Tomball/249 area.

Building 7115's Current Buildout:

7115 currently has one tenant at 1,832 SF of leased space in suite 400, and another leased space in suite 100 at 2,236 SF. The remaining total square footage available for lease is approximately 2,532 SF with the option to fully customize your square footage needs.

Base rent is \$22/SF/YR + current estimated NNN expenses @ \$8.50/SF/YR with a lease term option of 36 month minimum up to 60 month maximum.

Book A Private Tour & Discuss Your Customization Options Today!

⊕ 3rdgd.com

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CUSTOMIZATION & DESIGN SERVICES

Third Generation Development offers fully customized office spaces to fit your unique business needs! Our options are limitless with our in-house design and construction services.

- Fast Floor Plan Consultation & Design Turnaround
- Extensive Variety of Design & Finish Choices
- Fast Quote Following Design Completion
- Hassle-Free Permitting and Construction Solutions











