



OFFICE / RESTAURANT FOR LEASE

12810 Telge Road | Cypress, TX 77429 | (832) 735-9400 | BELLWETHERCRE.COM

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PROPERTY OVERVIEW

12810 Telge Road | Cypress, TX 77429

Property Features:

Property Type:	OFFICE AND/OR RESTAURANT
Available Space:	+/- 10,542 Square Feet
Patio:	+/- 1,786 Square Feet
Parking:	7.2 / 1,000 (76 spaces)
Layout:	Open w/ nine private offices
Signage:	Digital Monument

Details

Beautifully remodelled office building that was once an ultra high-end steak house. Can be easily converted back to a first class restaurant, or kept in its current configuration. As an office space, this building can be used to attract top talent with its class A+ amenities. High end kitchen, large lounge/bar area, outdoor patio, multiple meeting and collaboration rooms, high-tech connectivity throughout, and large open floor plan currently configured for maximum productivity.



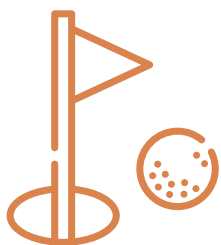
Demographics



HUNDREDS OF
RETAIL STORES



NEARBY FINE
DINING OPTIONS



THREE MAJOR
GOLF COURSES



OVER 50 MILES
OF TRAILS



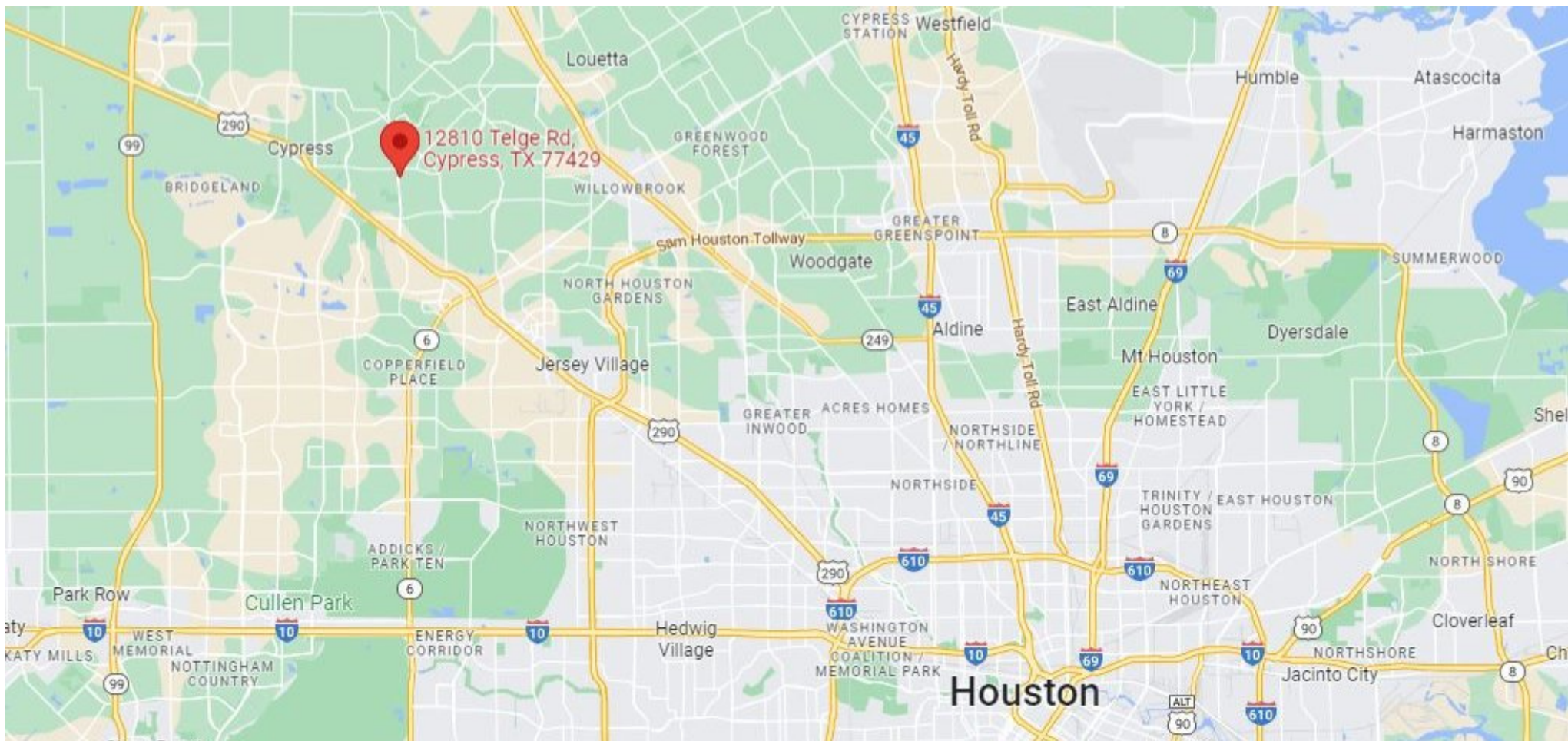
DEMOGRAPHICS 2022	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	31,409	257,518	829,219
TOTAL HOUSEHOLDS	11,013	90,650	283,001
AVG HOUSEHOLD INCOME	\$127,644	\$117,676	\$106,709



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Bellwether Commercial



Drive Times

25 Minutes

Down Town CBD

26 Minutes

The Woodlands

31 Minutes

George Bush Airport

11 Minutes

N Sam Houston Toll-way
(Beltway 8)

10 Minutes

Grand Parkway 99
(Toll-way)







FOR MORE INFORMATION CONTACT

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