



**FOR LEASE**  
OFFICE / FLEX / LAB

**5373 SF FLEX/LAB SPACE**  
Sublease Opportunity



**7014 Empire Central Dr. Houston, TX 77040**

**Yi Wang**

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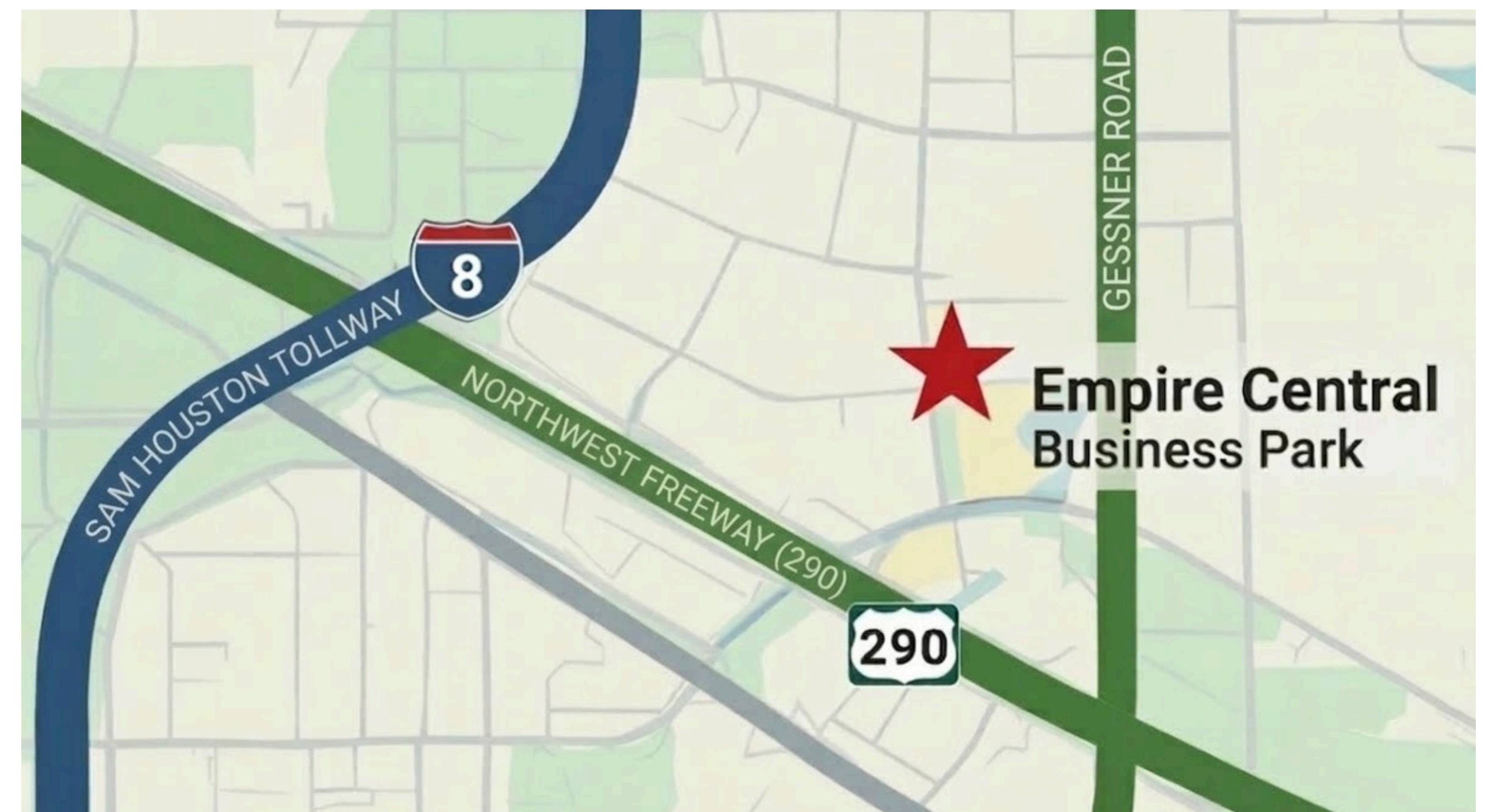
**TopSky Realty**

1525 US HWY 380, suite 500, #294 Frisco, TX 75033 | 469-850-9989

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## 7014 Empire Central Dr. Houston, TX 77040

- ±5,373 SF Office / Flex / Lab Space Available
- Suite Build-Out Completed in 2019
- 8 Private Offices + Large Open Office Area
- 5 Built-Out Rooms (Lab / R&D / Office)
- Conference Room + 2 Meeting Rooms
- Flex / Warehouse Area
- Backup Generator On Site
- Ample On-site surface parking
- Convenient access to US-290 and Beltway 8
- Lease Rate: \$10/SF + NNN
- Sublease Term Through Apr. 30, 2030





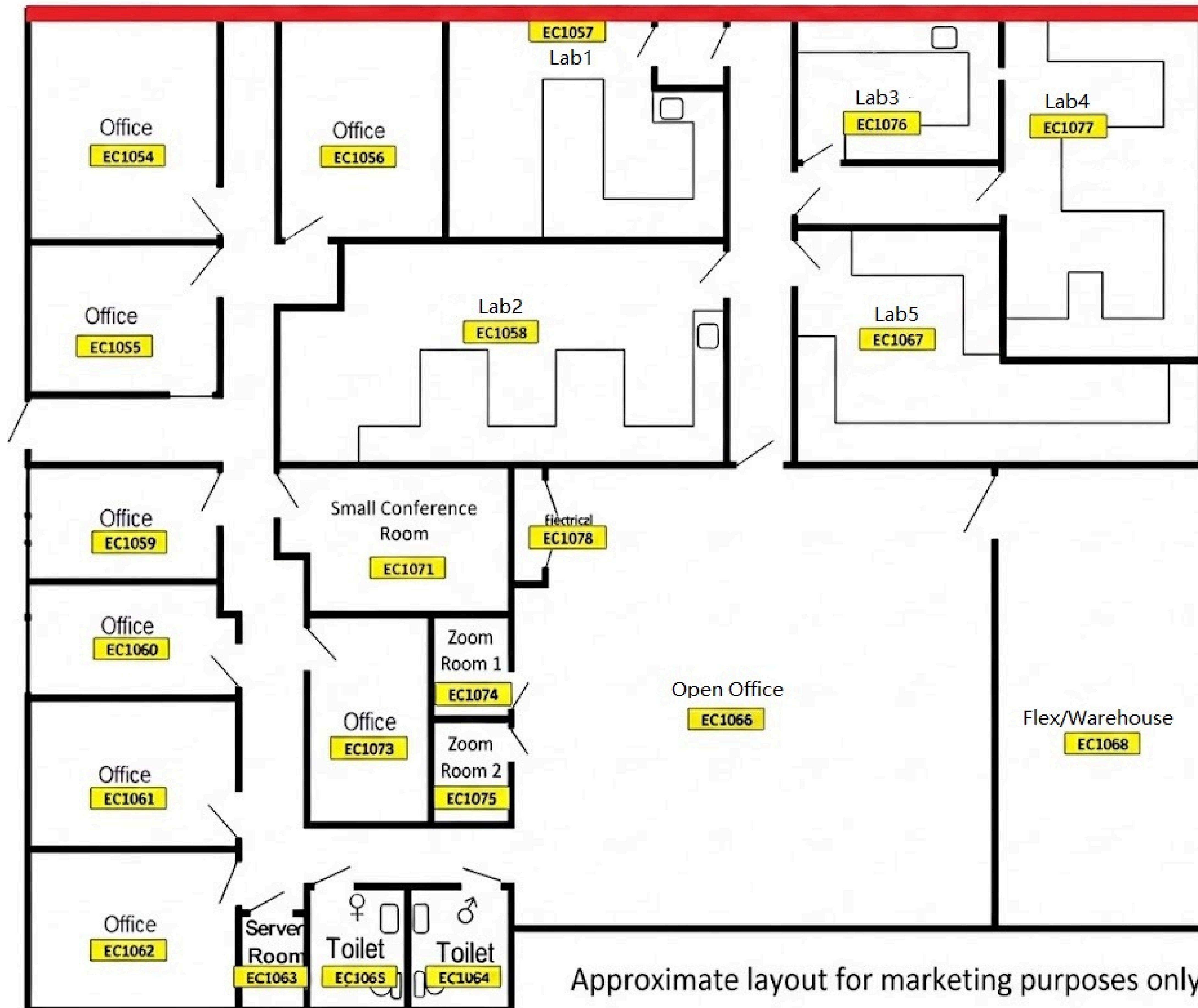
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**Suite 7014 Built-Out Lab & Office Layout**



Approximate layout for marketing purposes only.

**Suite 7014**

**±5,373 SF**

**Functional Layout:**

~50% Office

~35% Lab

~15% Flex / Storage

**Key Features:**

- Existing lab build-out
- Backup generator available
- Flexible use potential