

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



LEASE RATE

\$34.00 SF/yr

**Jennifer Uribe**  
**(832) 600-8416**

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



Coldwell Banker  
Commercial  
Universal

# For Lease

Y Square  
10701 W Bellfort Ave Houston, TX 77099

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

---

**Jennifer Uribe**  
**(832) 600-8416**



Coldwell Banker  
Commercial  
Universal

---

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



## PROPERTY HIGHLIGHTS

- Easy access to Beltway 8 & Highway 59
- Surrounded by retail, restaurants, offices, and residential communities Dense population ensures consistent foot traffic
- 2 Spaces Available –
  - 1,800 SQFT
  - 5,535 SQFT
- Convenient for customers and great brand exposure

**Jennifer Uribe**  
**(832) 600-8416**

### OFFERING SUMMARY

Lease Rate: \$34.00 SF/yr (NNN)

Number of Units:	2
Available SF:	1,800 SF / 5,535 SF
Lot Size:	67,192 SF
Building Size:	20,814 SF

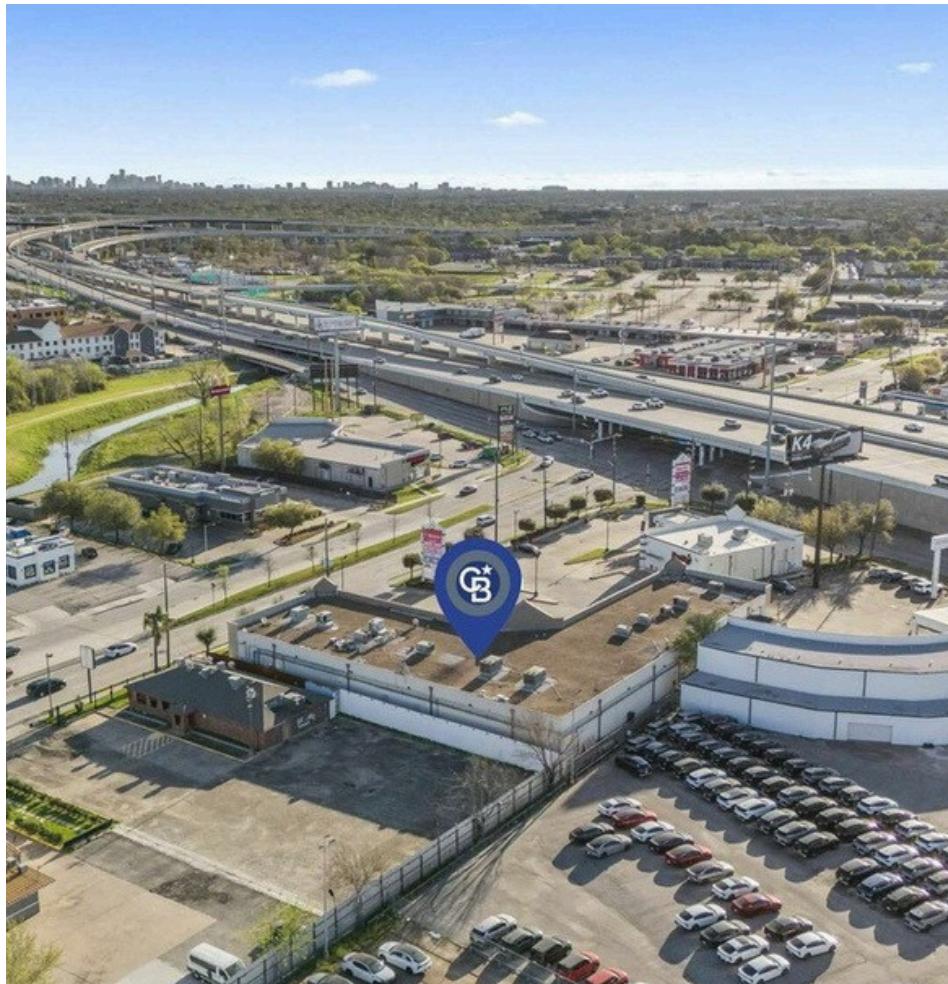
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	546	4,147



Coldwell Banker  
Commercial  
Universal

# For Lease

Y Square  
10701 W Bellfort Ave Houston, TX 77099



## PROPERTY DESCRIPTION

Surrounded by established retail centers, restaurants, offices, and dense residential neighborhoods, this area guarantees a built-in customer base and consistent foot traffic. The two available spaces are move-in ready, making it perfect for a variety of businesses, including retail, office, bar, or service-based operations. With excellent signage opportunities and ample parking, this property provides everything needed for a business to thrive. Don't miss out on securing a high-demand location that offers exceptional exposure and growth potential! Contact us today for more details or to schedule a tour.

## LOCATION DESCRIPTION

Located in a prime area of Houston, TX, 10701 W Bellfort Ave offers an excellent business opportunity in a high-traffic and well-connected location. Positioned near major thoroughfares, this property provides easy access to Beltway 8, Highway 59, and other key roadways, making it convenient for both customers and employees. The surrounding area is a vibrant mix of retail, dining, and residential communities, ensuring a steady flow of foot traffic and potential clientele. With a diverse and growing population, establish themselves in a thriving commercial corridor.

---

**Jennifer Uribe**  
**(832) 600-8416**



Coldwell Banker  
Commercial  
Universal

---

# LEASE

11502 S WILCREST DR - SITE PLAN



# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



## BENEFITS OF LEASING THIS SPACE!

This is a rare leasing opportunity in a high- demand area with competitive leasing terms. With two available spaces, now is the time to secure your spot before it's gone!

Contact us today to learn more or to schedule a tour this property insures great potential for those looking into a high traffic area this space is ideal and will benefit clients business.

---

**Jennifer Uribe**  
**(832) 600-8416**



Coldwell Banker  
Commercial  
Universal

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



LEASE RATE

\$34.00 SF/yr

**Jennifer Uribe**  
**(832) 600-8416**

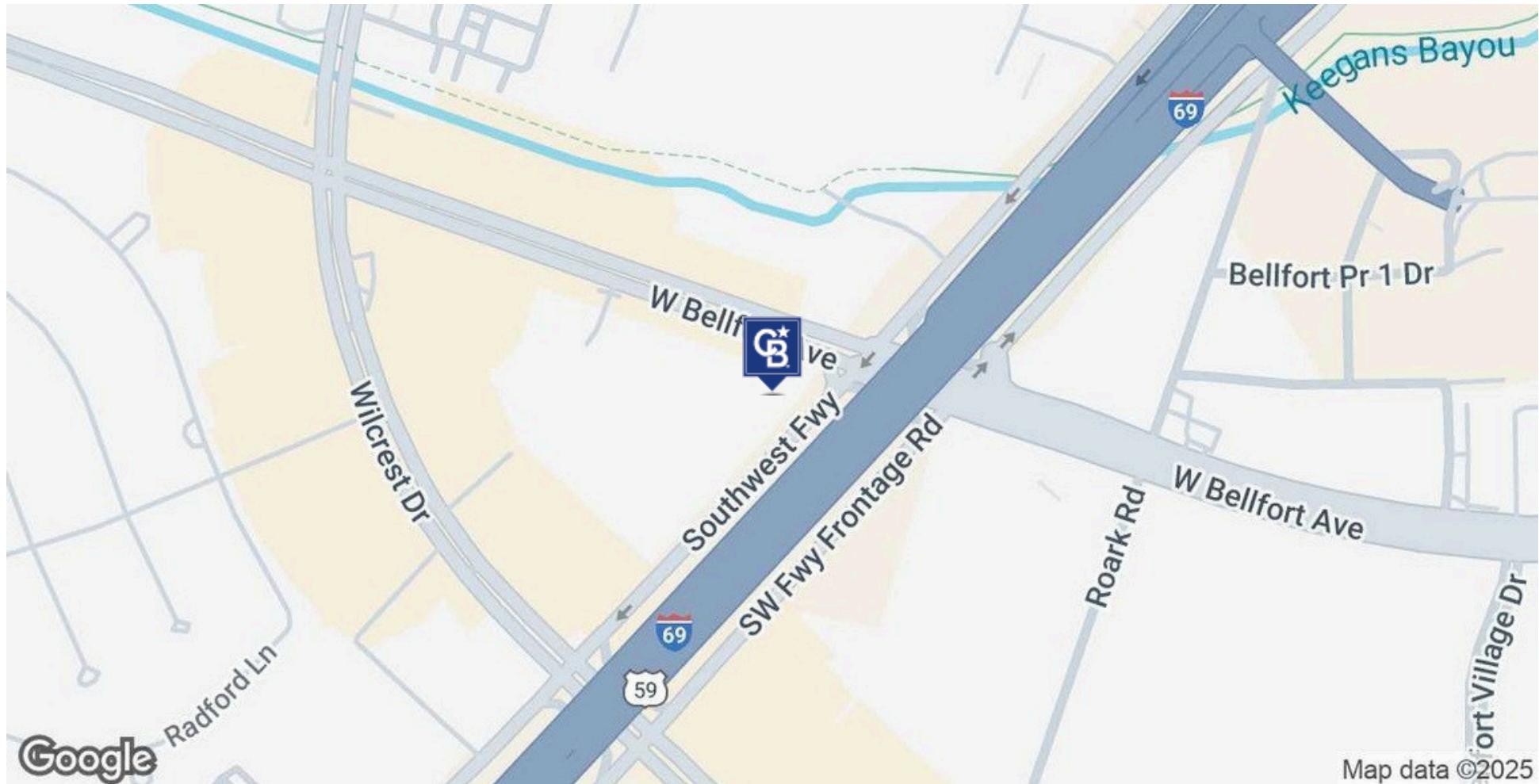
©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



Coldwell Banker  
Commercial  
Universal

# For Lease

Y Square  
10701 W Bellfort Ave Houston, TX 77099



---

Jennifer Uribe  
(832) 600-8416

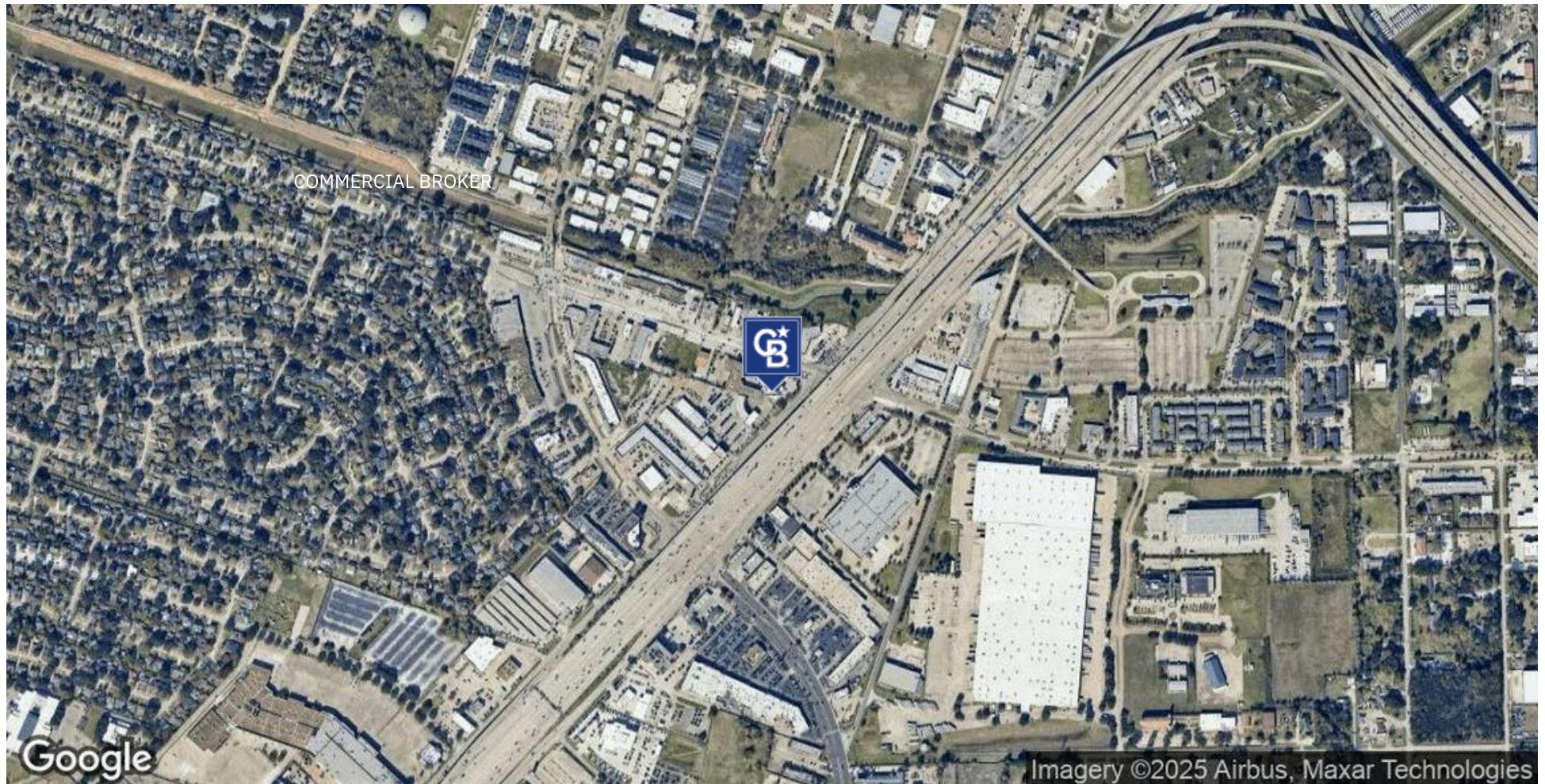


Coldwell Banker  
Commercial  
Universal

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



---

**Jennifer Uribe**  
**(832) 600-8416**



Coldwell Banker  
Commercial  
Universal

---

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



JENNIFER URIBE

COMMERCIAL BROKER

[Jennifer@uribepropertiesllc.com](mailto:Jennifer@uribepropertiesllc.com)

Direct: **(832) 600-8416**

**Universal**  
8208 Westpark Drive  
Houston, TX 77063  
832.760.1733

---

**Jennifer Uribe**  
**832-600-8416**



Coldwell Banker  
Commercial  
Universal

---