

# For Lease

Y Square

10701 W Bellfort Ave Houston, TX 77099



LEASE RATE

\$34.00 SF/yr

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



Coldwell Banker  
Commercial  
Universal

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## 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 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.

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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.

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## 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

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### 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

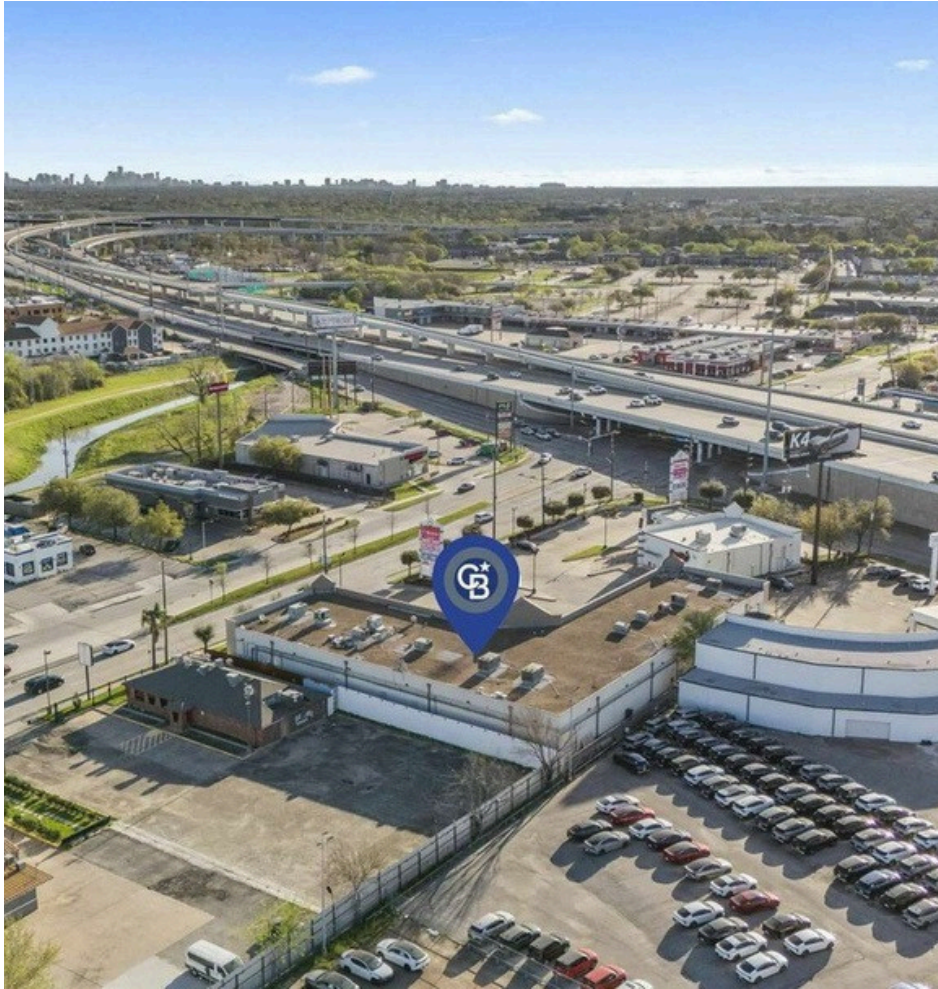
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	546	4,147



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## 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.

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# LEASE

11502 S WILCREST DR - SITE PLAN



**T- Mobile**

**Huzzy Jamaican  
Restaurant**

**AVAILABLE  
1,800SQFT**

**AVAILABLE  
5,535 SQFT**

**MEDSAVER  
PHARMACY**

**Computer  
Geeks**

**Smoke Shop**

**Ruby's Beauty  
Salon**

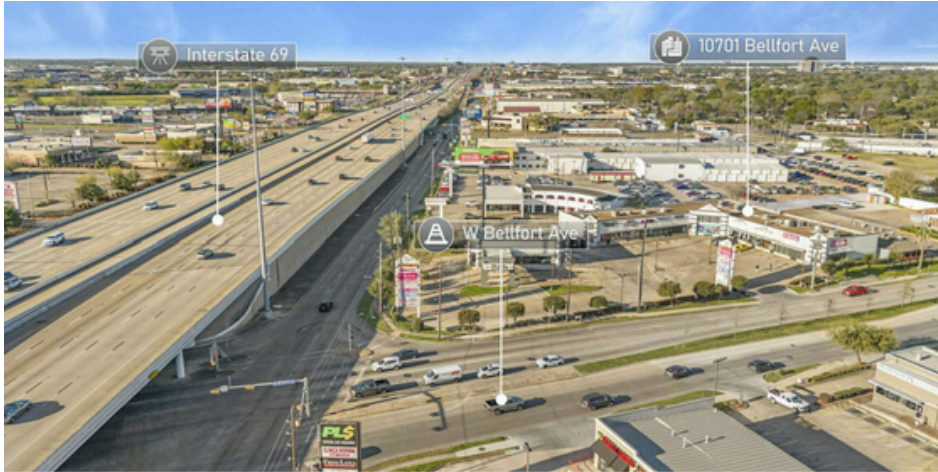
**Radiant Smiles  
Dental**

**Adam And Eve**



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## 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 benefits clients business.

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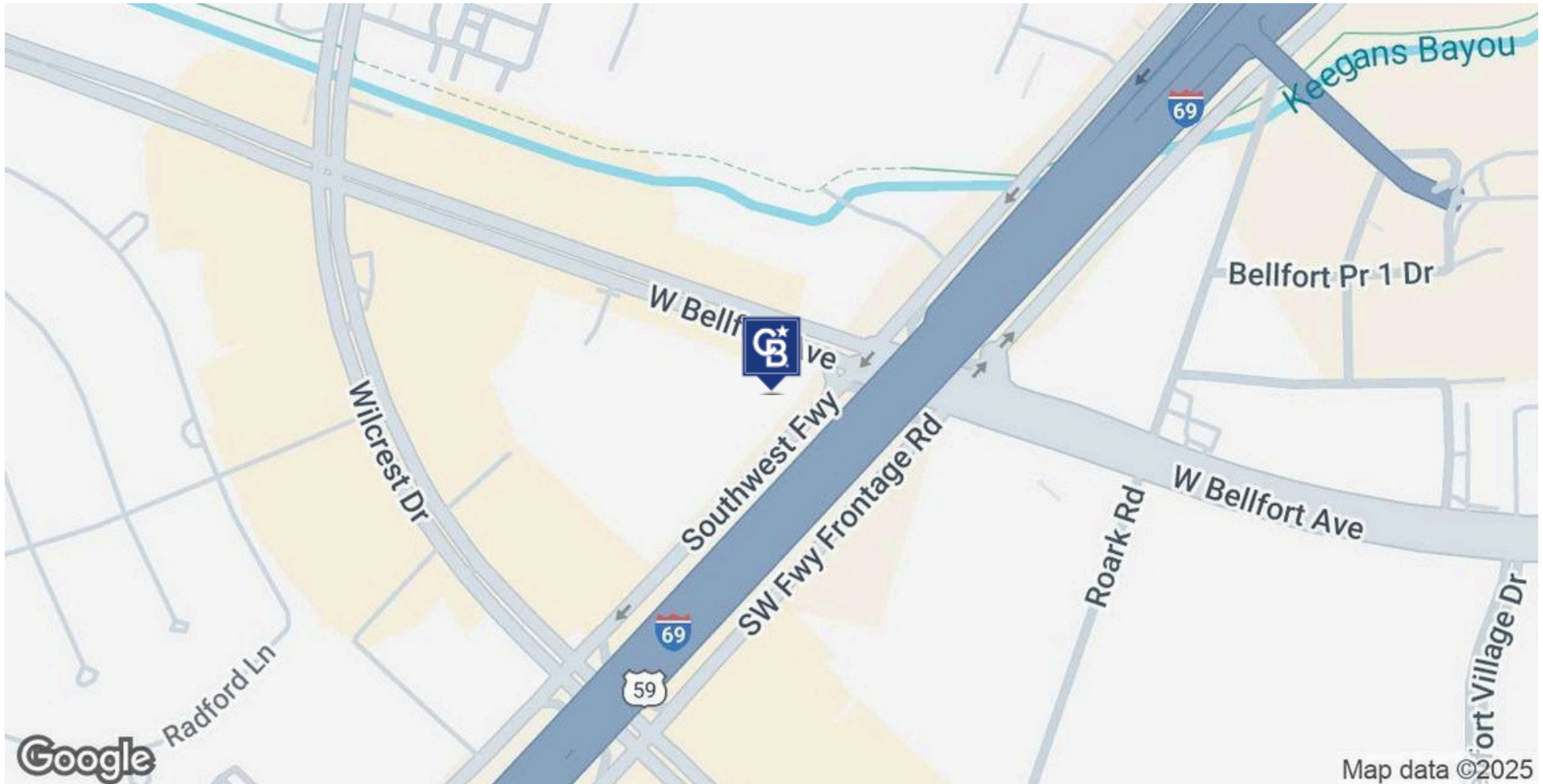


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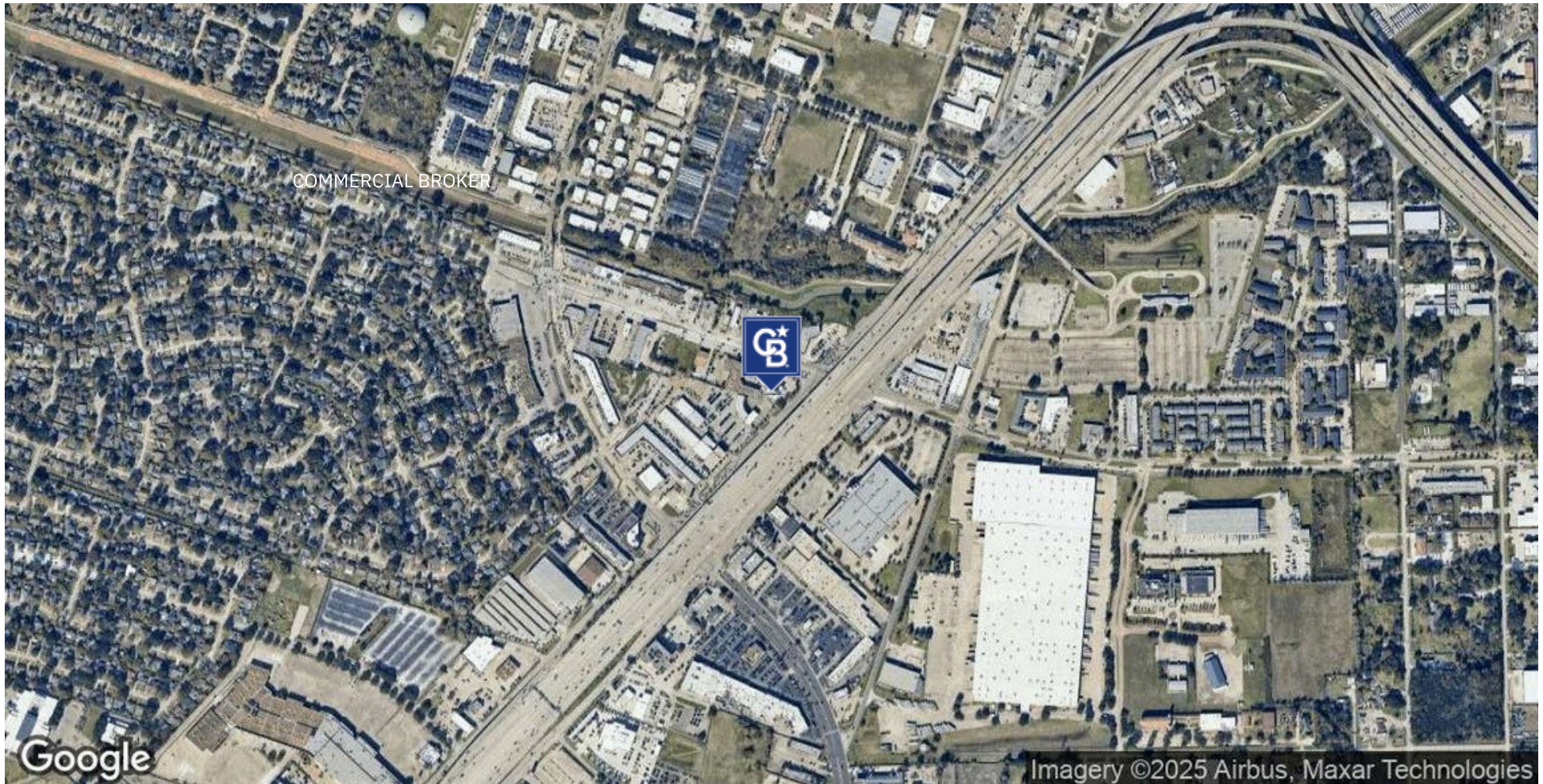


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