



16702

HOUSE HAHN ROAD,
BUILDING 10

CYPRESS, TX 77433

FOR LEASE

TWO SINGLE-TENANT
OFFICE SPACES

1,514-3,028 SF
AVAILABLE

DISCLAIMER:

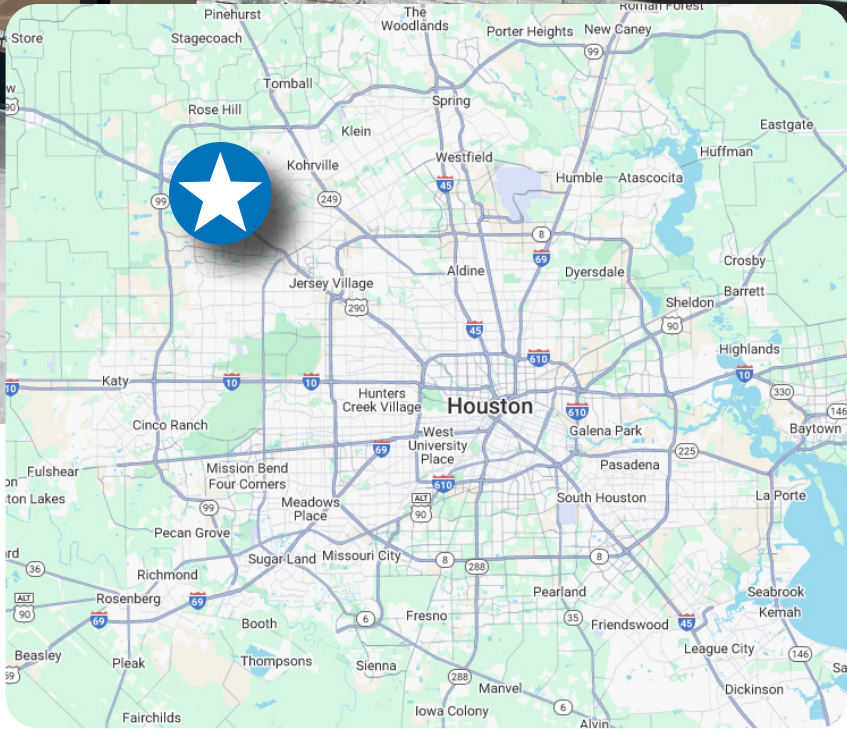
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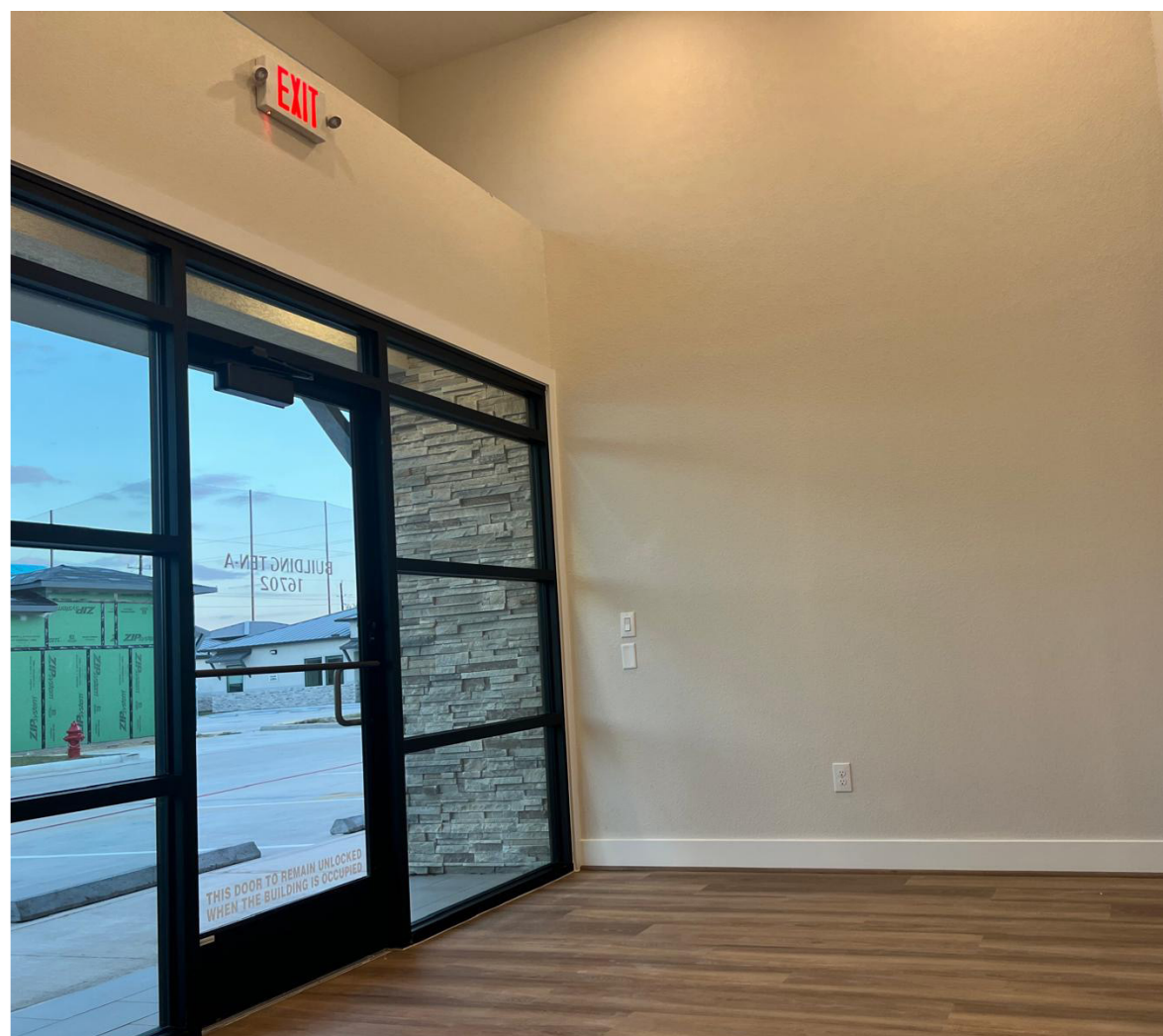
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16702 House Hahl Road Building 10

Building 10 is one of 11 brand-new, high-end construction office buildings located in the prestigious The Offices at Cypress 433 business park in Cypress. Strategically positioned near Hwy 290, adjacent to the new master planned community Bridgeland, and across the street from BlackHorse Golf Course.

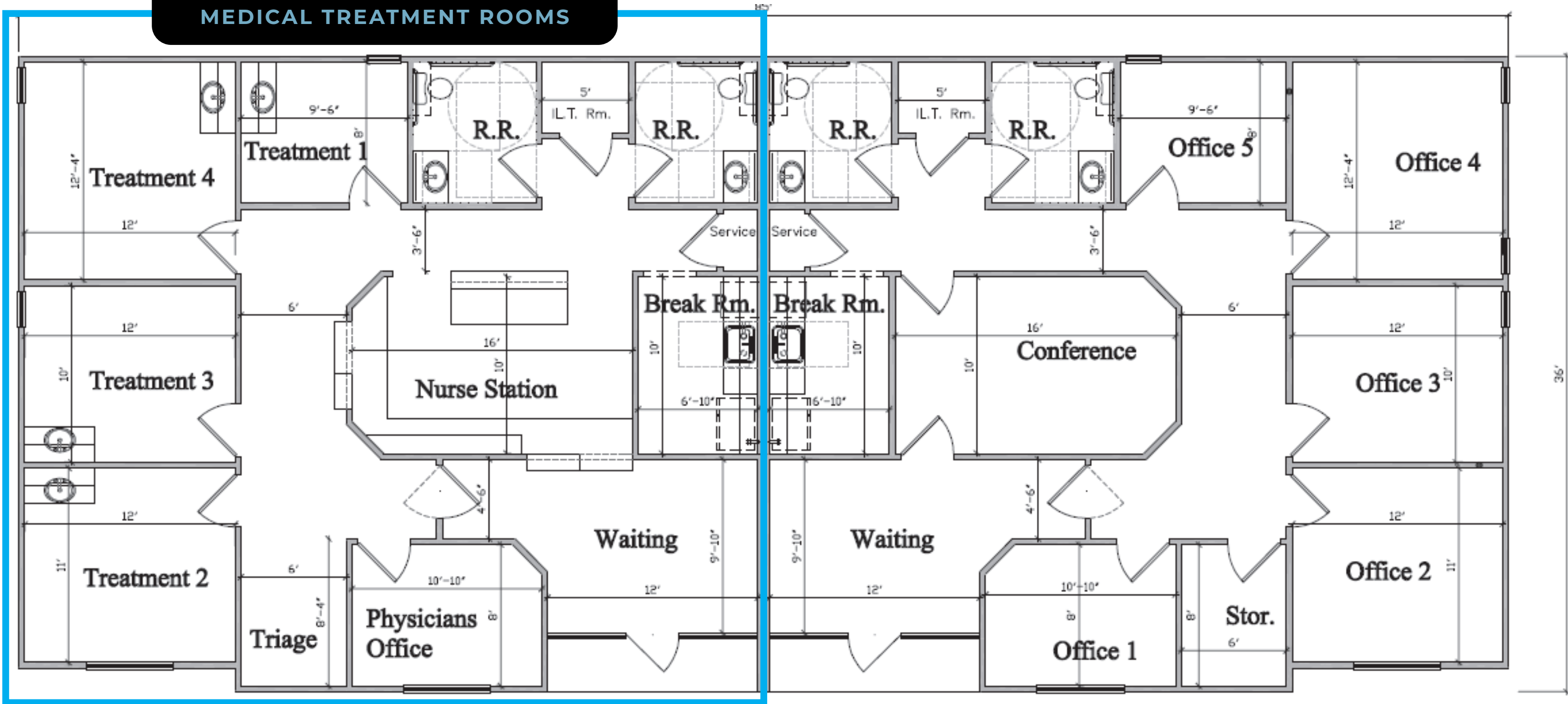
| | |
|------------------|---|
| ADDRESS | 16702 House Hahl Rd B10, Houston, TX 77433 |
| TOTAL SF | 3,028 SF (Two Suites) |
| AVAILABLE SF | 1,514 SF each Suite |
| TENANCY | Multi |
| STORIES | 1 |
| YEAR BUILT | 2025 |
| SPACES AVAILABLE | 2 Suites (A and B) |
| PARKING SPACES | 10 |
| ADA ACCESSIBLE | Wheelchair Accessible |





FLOOR PLAN

SUITE B IS PLUMBED IN FOR MEDICAL TREATMENT ROOMS



P L A N #1514
Medical Office

SpringCy2
Concept 2

P L A N #1514
Business Office



THE OFFICES AT CYPRESS 433 BUSINESS PARK

- InSPIRE Rock Climbing Gym
- Cypress Academy of Gymnastics
- Blackhorse Storage & Postal
- Moffitt Services
- Premier Pilates

- The Den Sports Facility
- Hart Studios
- Fins Swim School
- Code Wiz
- Cypress Driving Academy

SUBJECT PROPERTY

| CYPRESS MILL VILLAGE | | |
|-------------------------|---------------------------|------------------|
| • Pet Evolution | • AT&T | • TJ Maxx |
| • Shipley Do-Nuts | • PNC Bank | • Target |
| • Century 21 | • Walgreens | • Lowe's |
| • C&J Tailor | • Cypress Mill Dental | • Office Depot |
| • Aqualiss Therapeutics | • Alicia's Mexican Grille | • James Avery |
| • HCA Houston ER | • Bitstop Bitcoin ATM | • The Home Depot |
| • El Charro | • Walgreens | • Hobby Lobby |
| • CVS | • Western Union | • JC Penney |
| • MoneyGram | • Raising Canes | • Kroger |

16702 House Hahl Rd

Blackhorse Storage & Postal

InSPIRE Rock Climbing Gym

Cypress Academy of Gymnastics

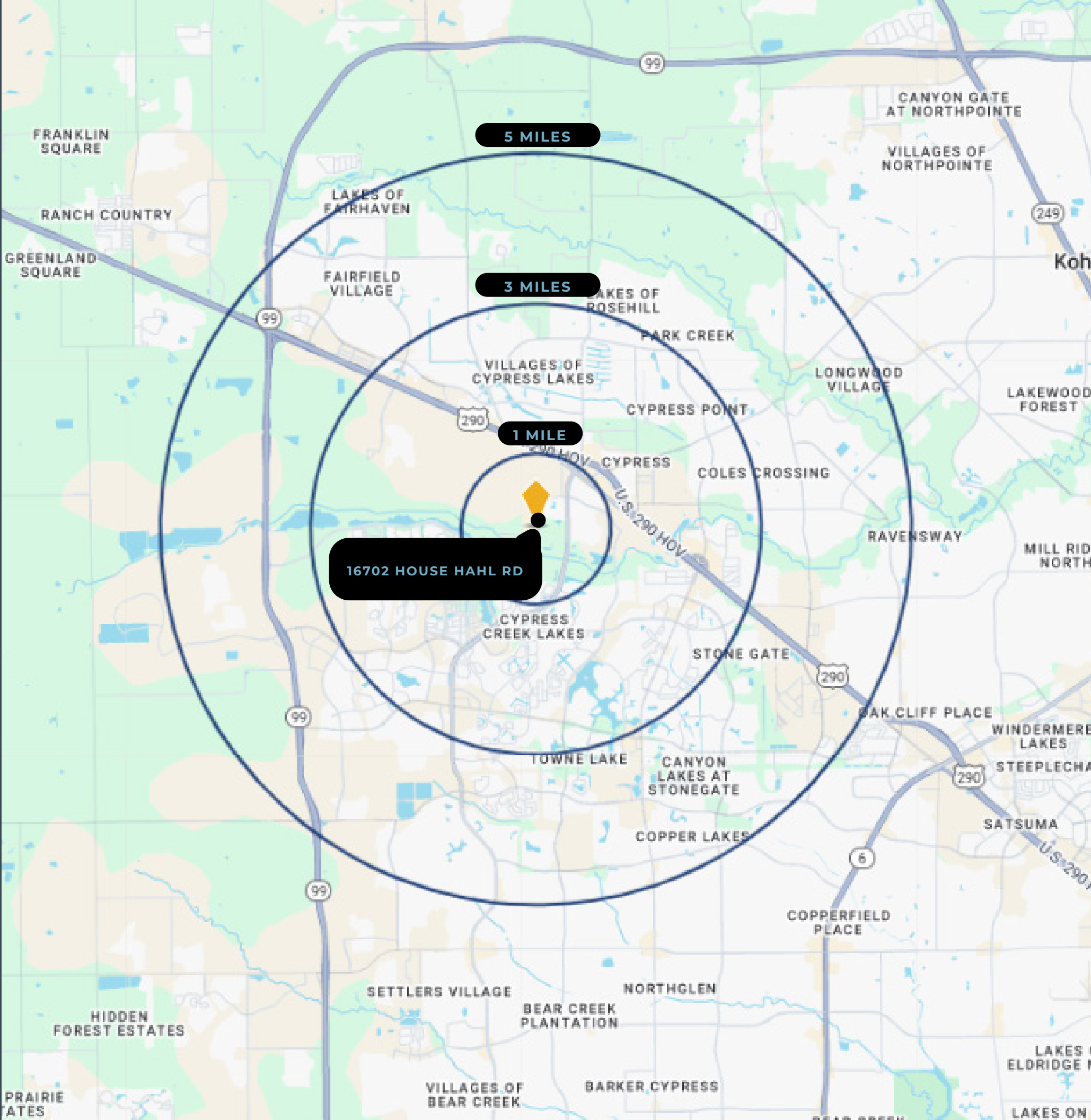
Moffitt Services

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|-----------|-----------|-----------|
| Population | | | |
| 2024 Population | 4,923 | 75,786 | 177,357 |
| 2029 Population | 5,151 | 77,797 | 181,013 |
| Population Growth 2024-2029 | 0.9% | 0.5% | 0.4% |
| 2024 Average Age | 37.1 | 36.1 | 36.4 |
| Households | | | |
| 2024 Households | 1,696 | 23,631 | 55,618 |
| 2029 Households | 1,776 | 24,242 | 56,729 |
| Household Growth 2024-2029 | 0.9% | 0.5% | 0.4% |
| Median Household Income | \$109,811 | \$121,016 | \$118,911 |
| Average Household Size | 2.9 | 3.2 | 3.2 |
| Housing | | | |
| Median Home Value | \$412,674 | \$346,964 | \$326,507 |
| Median Year Built | 2010 | 2009 | 2007 |

Drive Times

| LESS THAN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|------------------------|----------------|-------------------------|
| Blackhorse Ranch South | Costco | Houston Premium Outlets |
| Butterfly Park | Riata Ranch | Bridgeland HS |
| Turtle Lane Park | Stone Gate | Lakes at Cypress Hill |
| Cypress Towne Center | Towne Lake | Copperfield Place |
| | Cypress Ridge | Cypress Springs |





TRANSWESTERN

REAL ESTATE
SERVICES



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