

FOR LEASE

TELGE BUSINESS PARK

16910, 16914, & 16918 Telge Rd., Cypress, TX 77492



Matt Jorgensen | Associate
mjorgensen@lee-associates.com
D 713.744.7479

Thomas Leger, SIOR | Executive Principal
tleger@lee-associates.com
D 713.744.7430



TELGE BUSINESS PARK

Four Office / Warehouse Buildings With Multiple Suites For Lease

PROPERTY OVERVIEW

Total Space:	±19,925 SF	Power:	3-phase
Suite Space:	±2,359 - ±3,920 SF	Construction:	Metal
Office SF:	±540 - ±692 SF	Business Park:	Fully fenced and secured
Year Built:	2024	Location:	Quick access to The Grand Parkway and Hwy 290
Eave Height:	±18'		
Loading:	One (1) to Two (2) grade-level doors		

Matt Jorgensen | Associate
mjorgensen@lee-associates.com
D 713.744.7479

Thomas Leger, SIOR | Executive Principal
tleger@lee-associates.com
D 713.744.7430



AVAILABLE SPACES | BUILDING 4 - 16910 TELGE RD

SUITE 1 **LEASED**

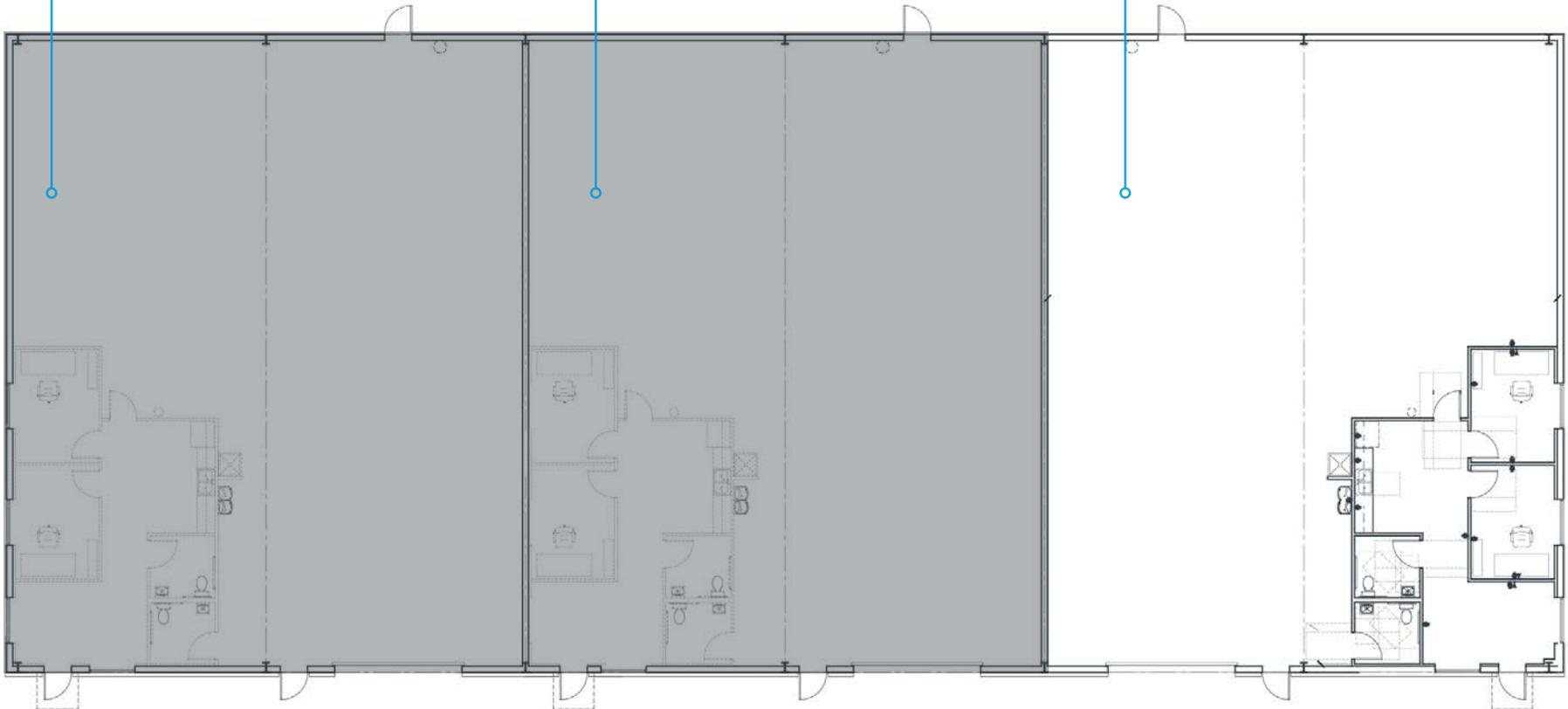
Size	3,920 SF
Office SF	692 SF
Eave Height	18'
GL Doors	2
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 2 **LEASED**

Size	3,920 SF
Office SF	692 SF
Eave Height	18'
GL Doors	2
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 3

Size	3,920 SF
Office SF	692 SF
Eave Height	18'
GL Doors	2
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross



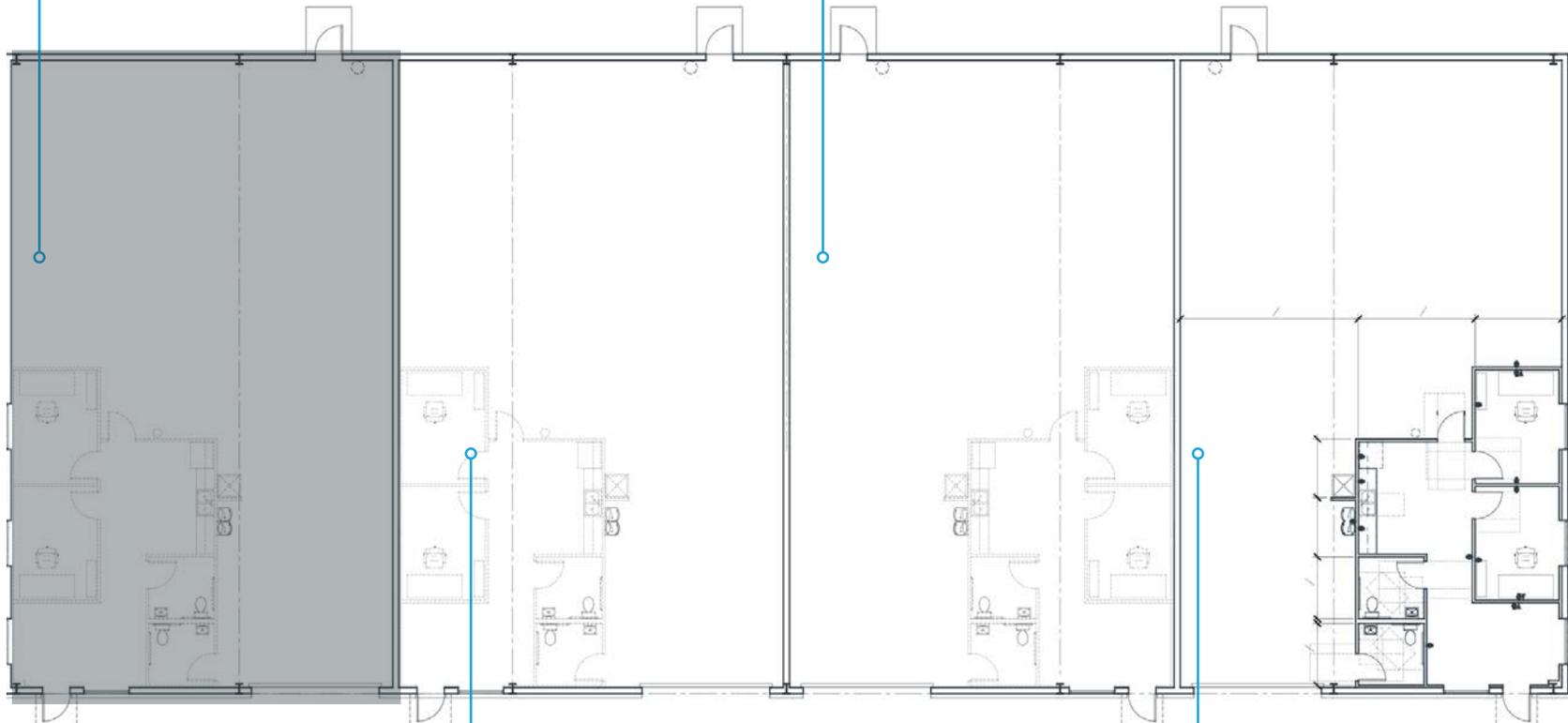
AVAILABLE SPACES | BUILDING 5 - 16914 TELGE RD

SUITE 1 **LEASED**

Size	2,940 SF
Office SF	692 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 3

Size	2,940 SF
Office SF	692 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross



SUITE 2

Size	2,940 SF
Office SF	692 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 4

Size	2,940 SF
Office SF	692 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

AVAILABLE SPACES | BUILDING 6 - 16918 TELGE RD

SUITE 1 **LEASED**

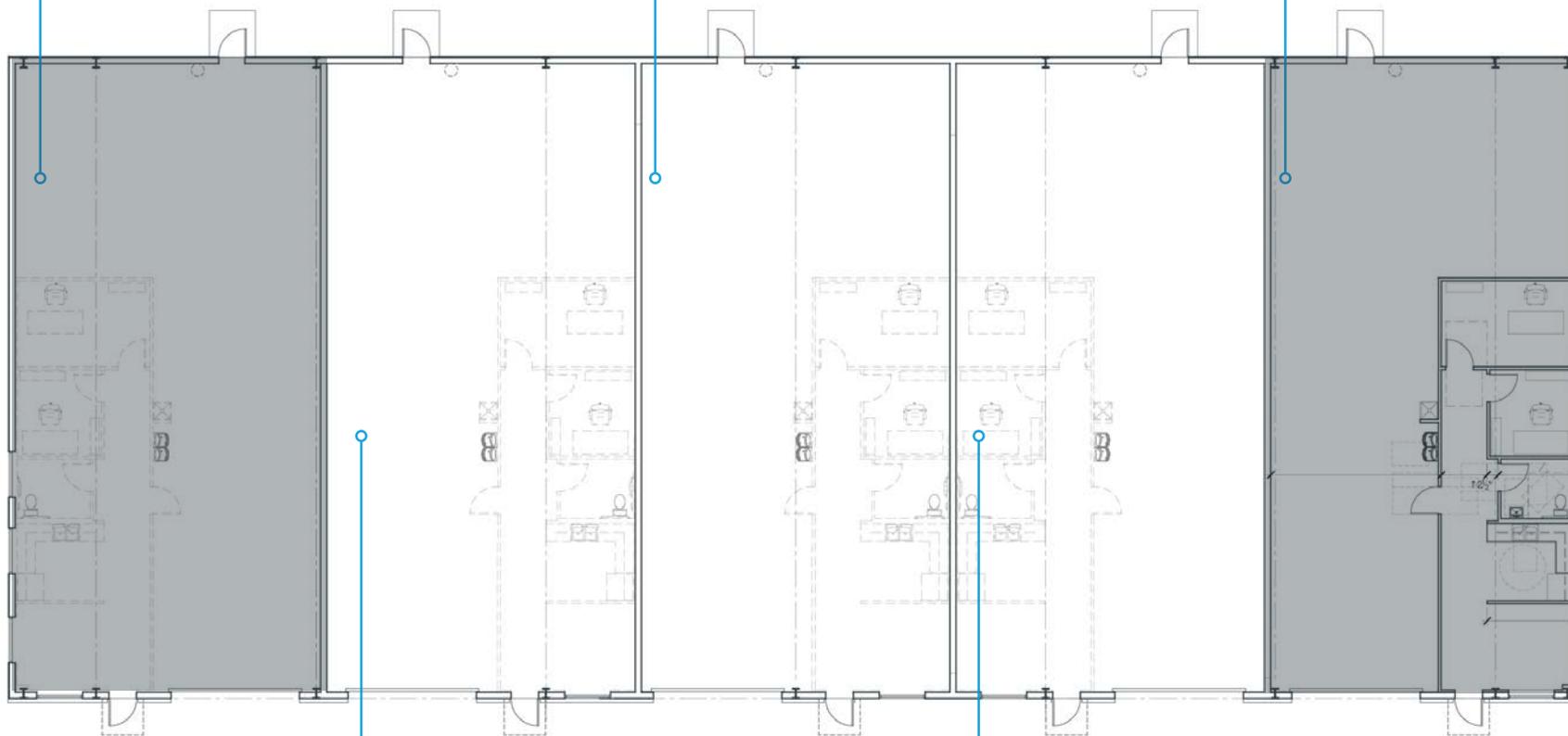
Size	2,359 SF
Office SF	678 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 3

Size	2,359 SF
Office SF	678 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 5 **LEASED**

Size	2,359 SF
Office SF	678 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross



SUITE 2

Size	2,359 SF
Office SF	678 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

SUITE 4

Size	2,359 SF
Office SF	678 SF
Eave Height	18'
GL Doors	1
Power	3-phase
Lease Rate	\$1.55 psf/mo Gross

INTERIOR PHOTOS



Matt Jorgensen | Associate
mjorgensen@lee-associates.com
D 713.744.7479

Thomas Leger, SIOR | Executive Principal
tleger@lee-associates.com
D 713.744.7430



713.744.7400
lee-associates.com/Houston
10497 Town and Country Way | Suite 700
Houston, TX 77024

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data.
© Copyright 2025 Lee & Associates all rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Leger, SIOR	583559	tleger@lee-associates.com	(713)744-7430
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov