



Large Retail Property for Lease

8301 Beechnut St, Houston, TX 77036

Clair Realty



Bob Clair

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8301 Beechnut Street, Houston, Texas 77036

Upon Request

This property is located between South Gessner and Highway 59 on Beechnut Street. It was a car lot and has a well-lighted parking lot and large showroom in the main building. There are two auxiliary buildings (Suites A and C) that complement the primary building....



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|----------------------|--------------------|
| Rental Rate: | Upon Request |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Gross Leasable Area: | 20,500 SF |
| Year Built: | 1975 |
| Walk Score ®: | 78 (Very Walkable) |
| Transit Score ®: | 44 (Some Transit) |
| Rental Rate Mo: | Upon Request |

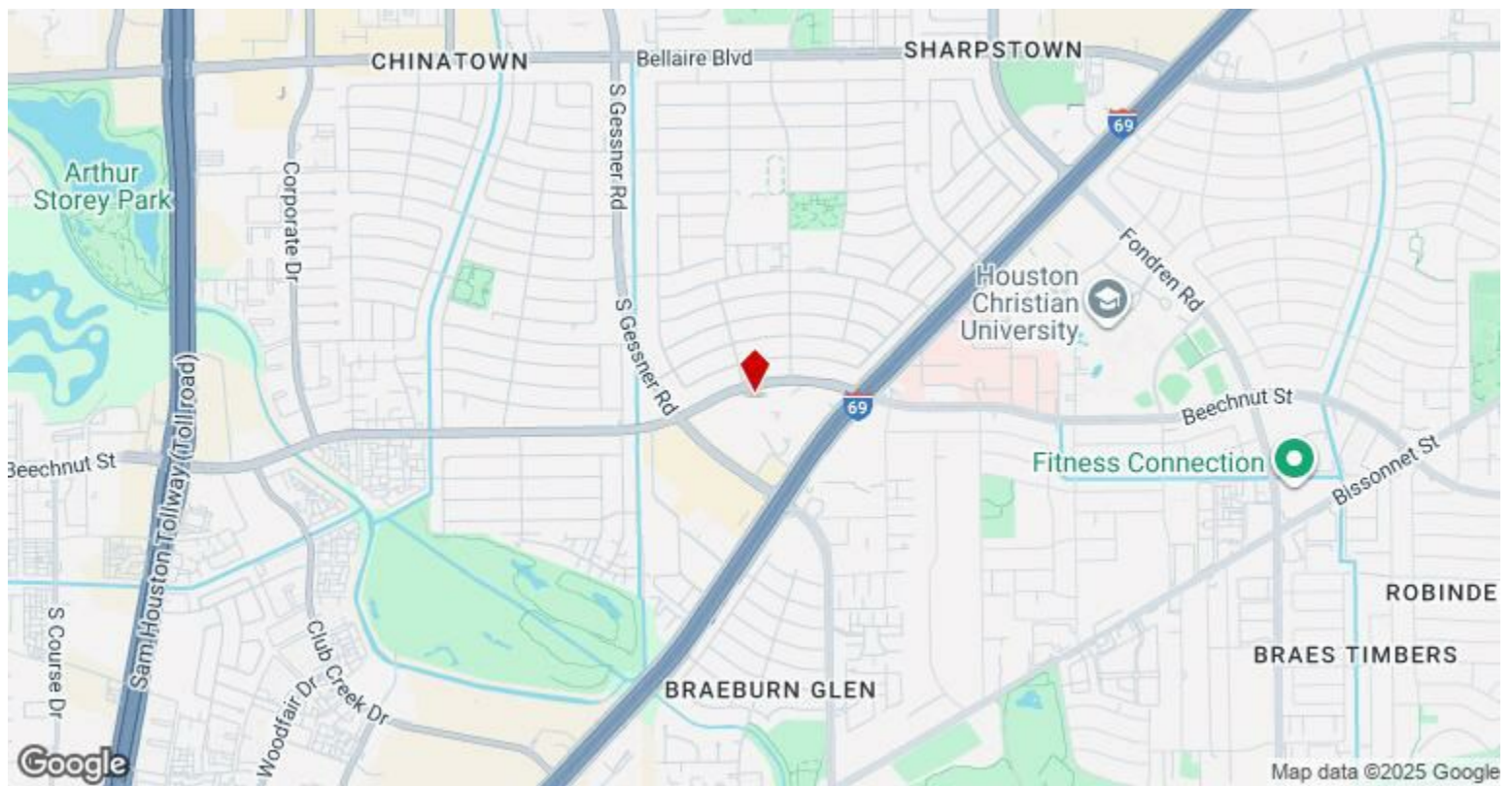
1st Floor Ste 8301 A,B &C

| | |
|-----------------|--------------------|
| Space Available | 12,000 SF |
| Rental Rate | Upon Request |
| Date Available | December 15, 2025 |
| Service Type | Modified Gross |
| Built Out As | Financial Services |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | Negotiable |

This property consists of three buildings being 8301 Beechnut A, B & C, totalling 20,500 SF. Building B is 12,000 SF on the 1st level.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------|-------------|---------------|
| Arandas Plaza I Ltd | - | |



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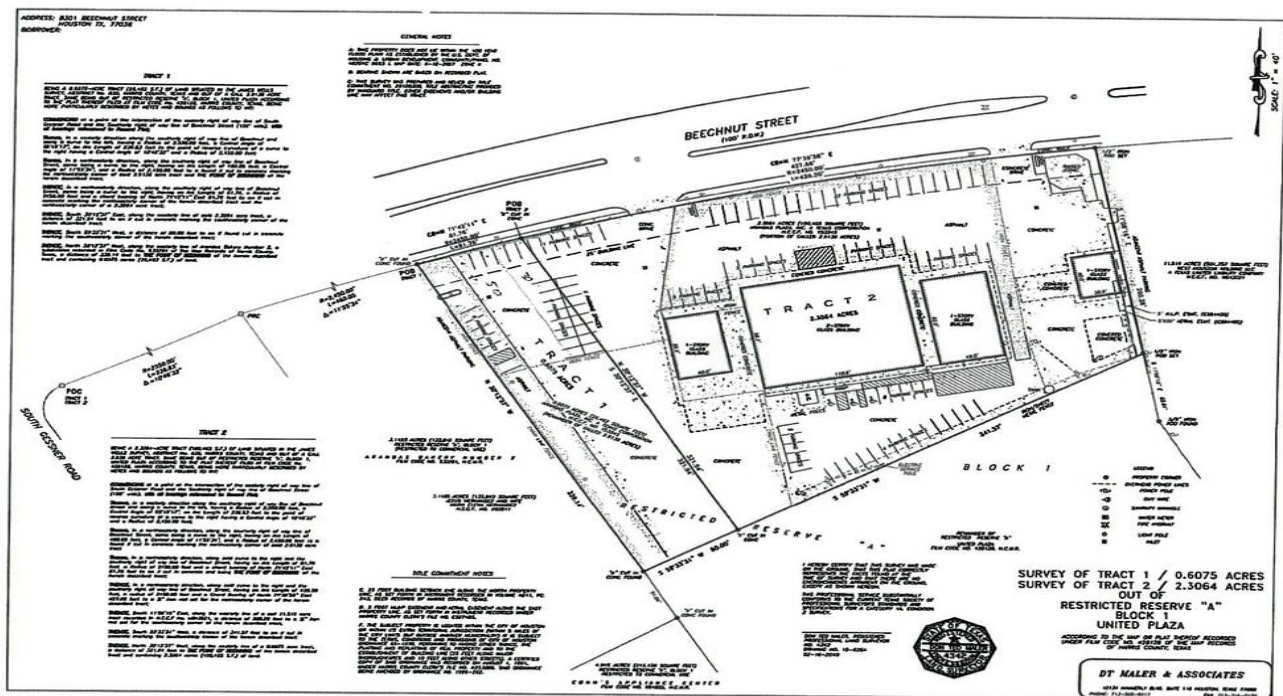
Building C on right



Front view of Property

A wide-angle photograph of a single-story commercial building, likely a retail or service center. The building has a white exterior with red vertical accents and a large glass front. The word "tricolor" is visible in red lettering on the right side of the building. The building is situated on a large, paved lot under a blue sky with scattered white clouds. The foreground is a wide, empty asphalt parking area. In the background, other commercial buildings and utility poles are visible. The overall scene is bright and clear.

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