

1140 Enclave Parkway

HOUSTON, TX | 14,000 BUILDING SF | \$5.7M



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This striking two-story Grade A building is a rare opportunity to own a thoughtfully constructed and meticulously maintained property in the heart of Houston's Energy Corridor. Built in 2020 with expansion in mind, the building features 14,000 SF total area on a 30,356 SF property, with 11,914 SF of leasable space across two stories plus infrastructure already in place to add a third floor.

The first floor spans approximately 7,200 SF, highlighted by a grand quartz staircase, elegant marble floors, and a grandiose 2,086 SF atrium with matching stone feature wall, two bathrooms, and elevator access. Currently, 1,650 SF is occupied by the owner's established med spa, and an additional 4,115 SF is available for lease or buildout (total 5,765 Sf). This level includes a beautifully designed 2,839 SF patio that could serve as an outdoor lounge or waiting area, seamlessly extending the usable space and taking full advantage of Houston's weather.

The second floor offers 6,200 SF, easily divisible into individual suites or open office layouts. Expansive windows provide natural light and scenic views of the Energy Corridor's greenbelt, creating an ideal professional environment for medical, wellness, or corporate tenants. The building includes a completed elevator shaft and concrete base for a potential third floor—just add walls and roofing to expand the leasable footprint.

The property includes a 5,554 SF parking lot with 36 striped spaces (plus potential for 6 more), professionally maintained landscaping, and a pylon monument sign for high-visibility branding. With premium finishes, flexible space, and prime location, this property is a standout investment for owner-users or investors looking to lease premium medical/professional office space in one of Houston's most desirable commercial districts.



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FEATURES & AMENITIES



- 11,914 SF total leasable space with room to expand
- Expansive first-floor stone atrium
- Quartz staircase, marble floor, red elevator and white stone exterior
- Beautiful windows overlooking The Energy Corridor's green scenery
- Ample parking and outdoor walking space on 30,356 SF lot
- Central location between Energy Corridor, Memorial and West Oaks



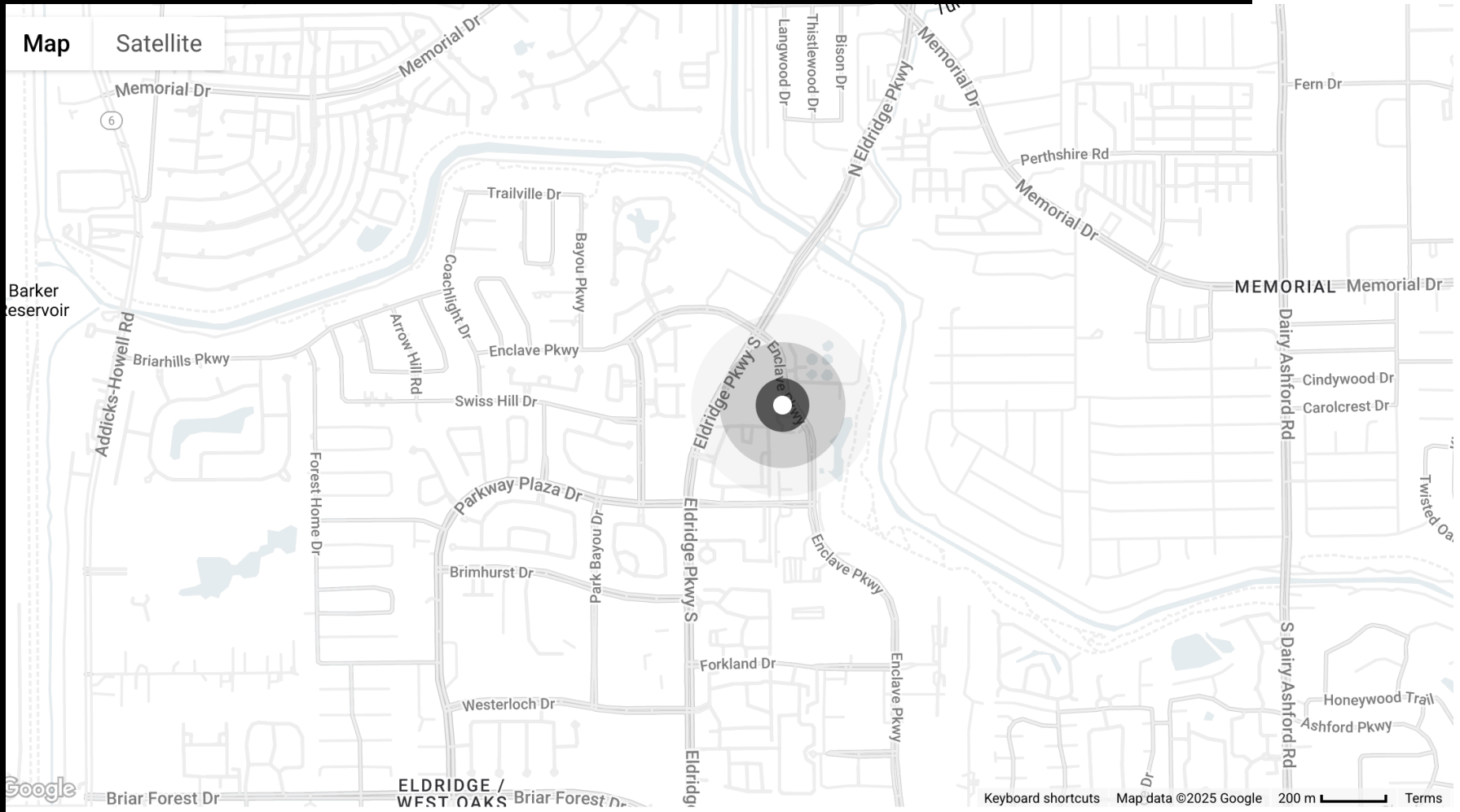
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LOCATION MAP



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