



# RHODES MEADOW BUSINESS PARK

21631 RHODES ROAD, SPRING, TX 77388

## SUITE C304

### OFFICE-WAREHOUSE, FLEX SPACE FOR LEASE

Suite C304 offers a turnkey flex space opportunity in a well-established business park surrounded by growing residential communities in Spring, Texas. Ideal for small businesses seeking a clean, functional, and fully climate-controlled workspace with a custom second-generation buildout.

# 2,100 SF

**Lease Type:**

Modified Gross

**Base Rent:**

\$1.45 SF/MO.

+\$0.03 SF/MO. for additional rents

**Total Rate:**

\$1.48/SF/MO. (all-in)

**Total Monthly Rent:**

\$3,108.00

**Total Yearly Rent:**

\$37,296.00

**Suite Available:**

June 8, 2026

- Second-generation custom buildout
- Fully climate-controlled suite
- Approximately 30' wide x 70' deep
- One (1) 12' x 14' climate-controlled office
- One (1) ADA-compliant restroom
- Climate-controlled warehouse space
- Breakroom base cabinets with sink included
- Functional layout suitable for a variety of business uses

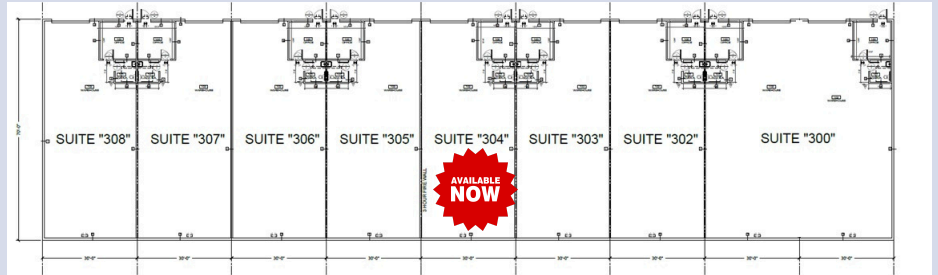


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 **Third Generation**  
DEVELOPMENT, LP

# BUILDING C

## Suite C304



Suite C304  
2,100 SF



### CUSTOM SPACES

Third Generation Development, LP.

#### We Offer Fully Customized Spaces!

From expanding square footage & designing your layout to adding unique features like fully climate-controlled warehouses, drive-thru bays, or double roll-up doors. Enjoy fast floor plan consultations, quick quotes, a wide variety of design & finish options, & hassle-free permitting & construction solutions. Call today to schedule your appointment & bring your vision to life.



# BUILDING C

Suite C304

