

284,960 SF  
Available for Lease

Available Q4 2025



## Constellation Rosslyn

11891 N. Houston Rosslyn Road, Houston, TX 77086



green  ready



- Premier infill location in Houston's Northwest submarket
- Convenient access to Hwy 249 and Beltway 8
- State-of-the-art building featuring 36' clear height, 185' truck court and four points of ingress/egress
- 70 additional trailer spaces or 1.7 acres of outside storage
- Fully fenced/secure premises
- "Green ready" design encompasses conduit for EV charging stations and roof spec sufficient for solar to accommodate ESG needs



**100K to 284K**  
SF available

**36'**  
clear height

1.3 miles from  
HWY 249

3.5 miles to  
Beltway 8



A Development of  
**constellation**  
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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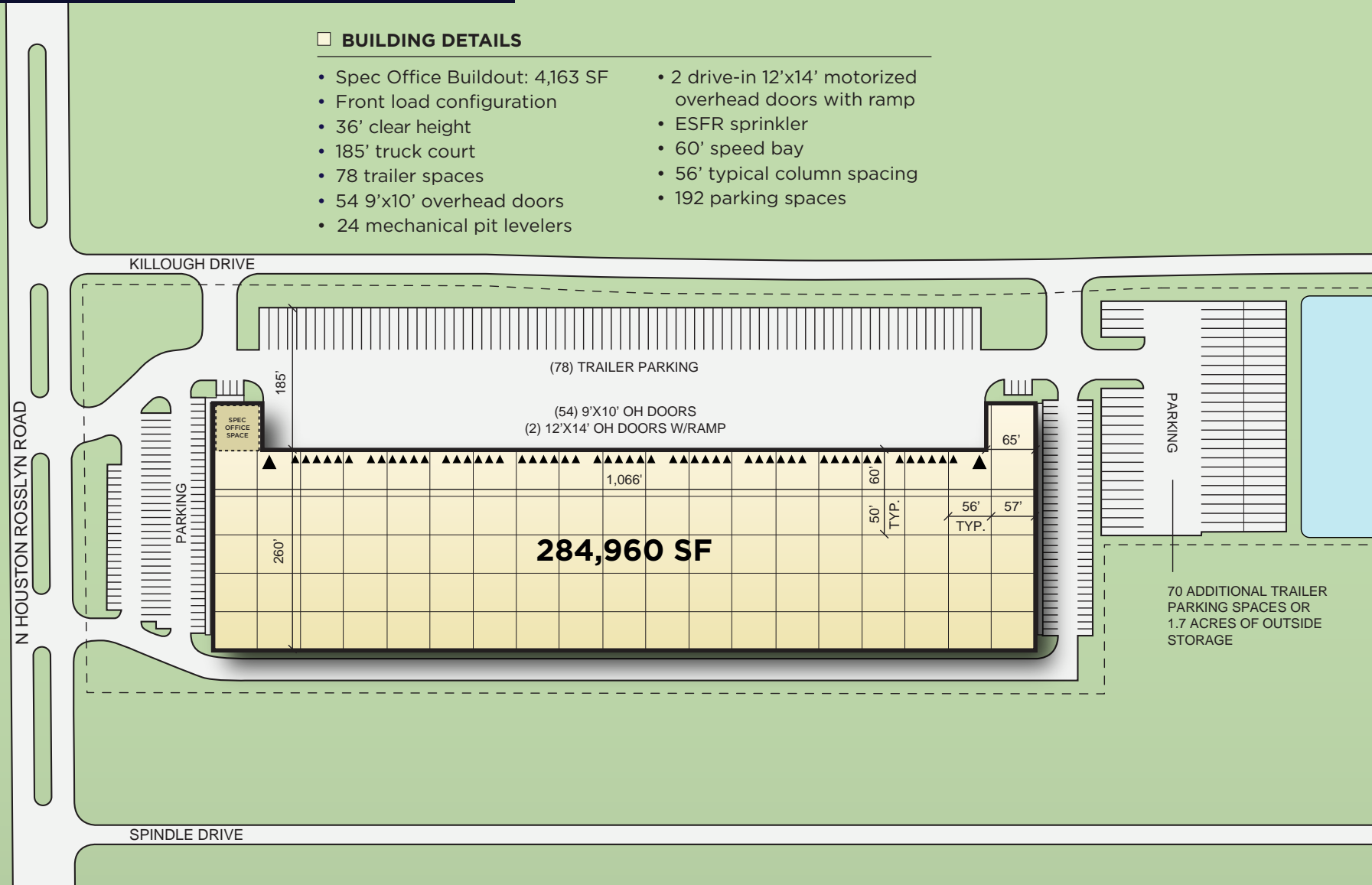
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### BUILDING DETAILS

- Spec Office Buildout: 4,163 SF
- Front load configuration
- 36' clear height
- 185' truck court
- 78 trailer spaces
- 54 9'x10' overhead doors
- 24 mechanical pit levelers
- 2 drive-in 12'x14' motorized overhead doors with ramp
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 192 parking spaces



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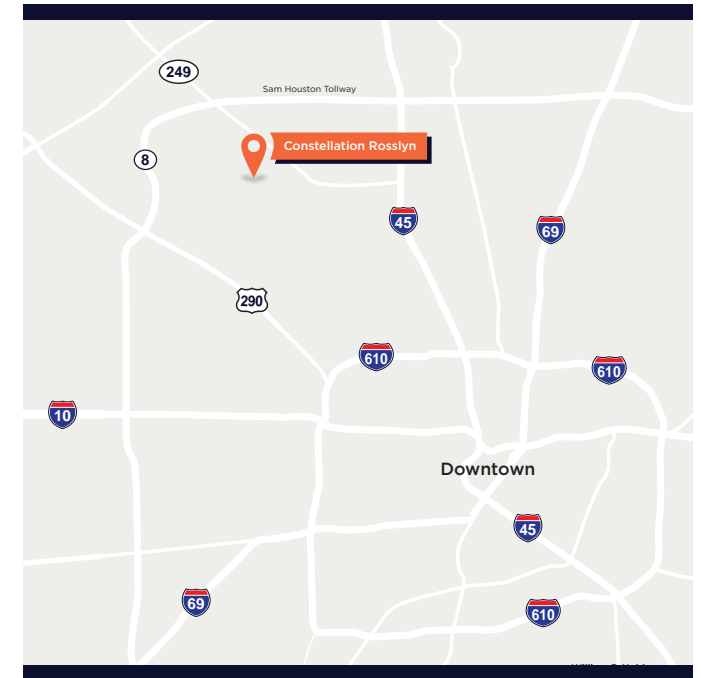


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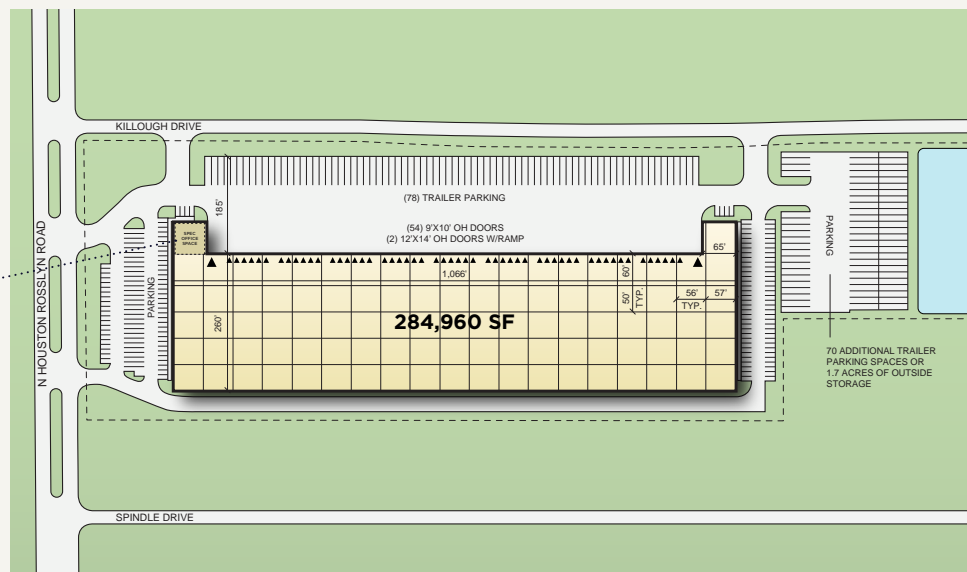
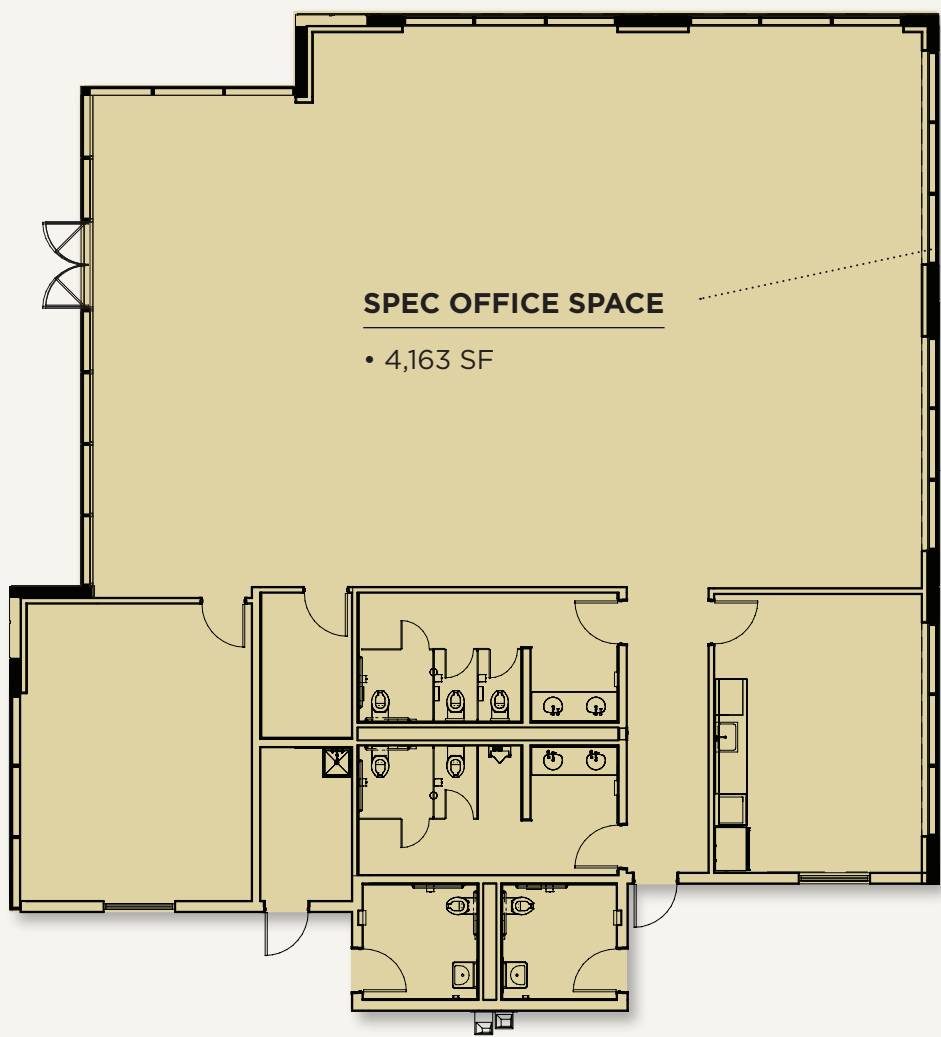


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Example of Spec Office Space



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