



**OWNER/USER OPPORTUNITY AT VENTURE PARK | FOR SALE OR LEASE**

**CONTACT BROKERS FOR PRICE / RATE**



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# FOR SALE & LEASE

**22 PINNACLE WAY, PASADENA, TX 77504**

±9,744 SF Flexible Single-Story Professional Office, Immediate Access to Houston Transportation Corridors

## **BROKERS**

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# PROPERTY OVERVIEW:

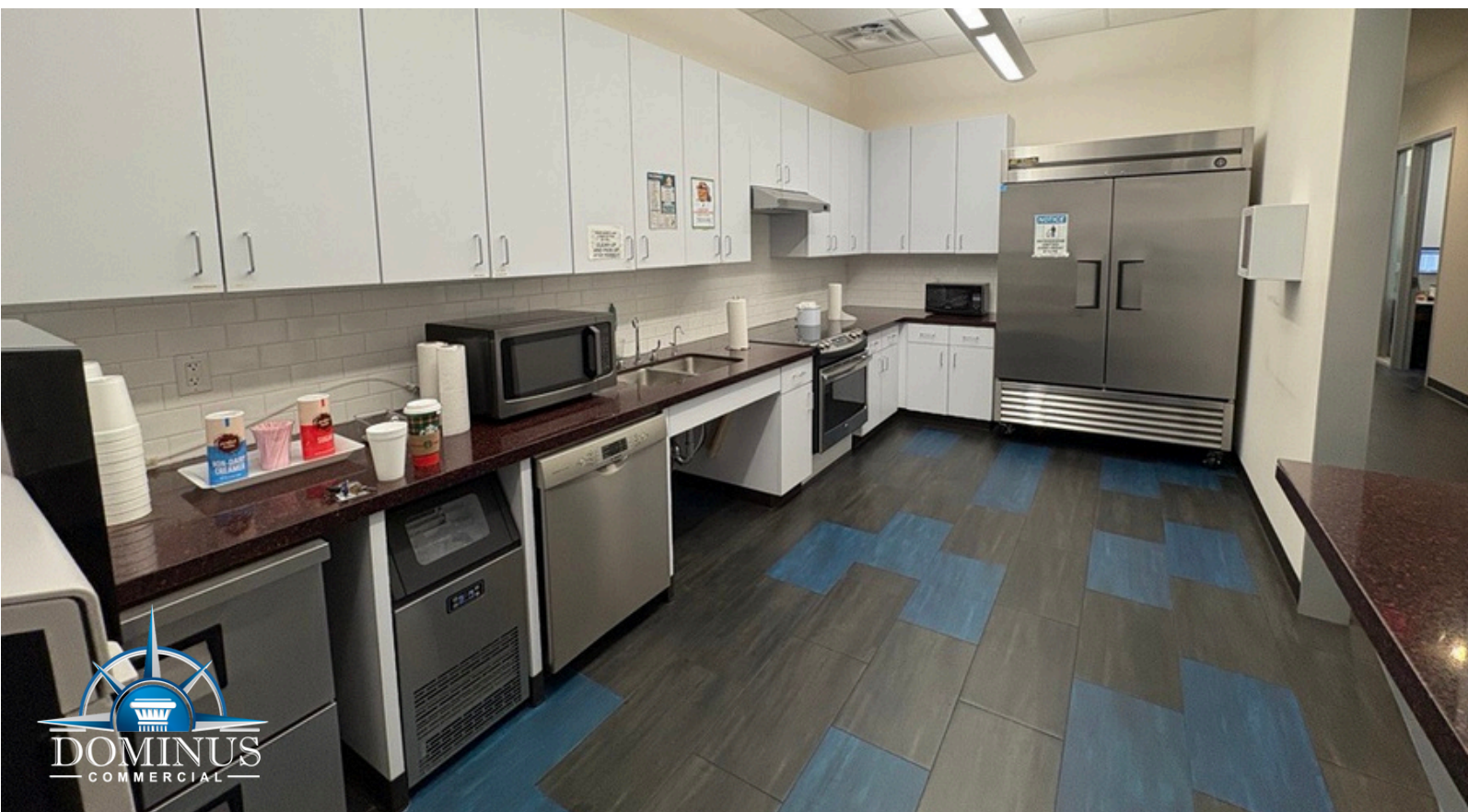
Building 22 offers a premium opportunity to occupy or invest in a professionally maintained, single-story office facility within the Venture Park campus in Pasadena, Texas. Totalling 9,744 SF, the building features a versatile interior designed to accommodate a diverse range of professional, administrative, and service-oriented users. Strategically positioned just minutes from I-45, the Sam Houston Tollway, and William P. Hobby Airport, the property offers seamless regional connectivity and strong accessibility within a rapidly growing Houston submarket. Available for sale or lease, this asset is an ideal solution for owner-users seeking a corporate identity or investors looking for a high-quality property in a strategic location.

## FEATURES

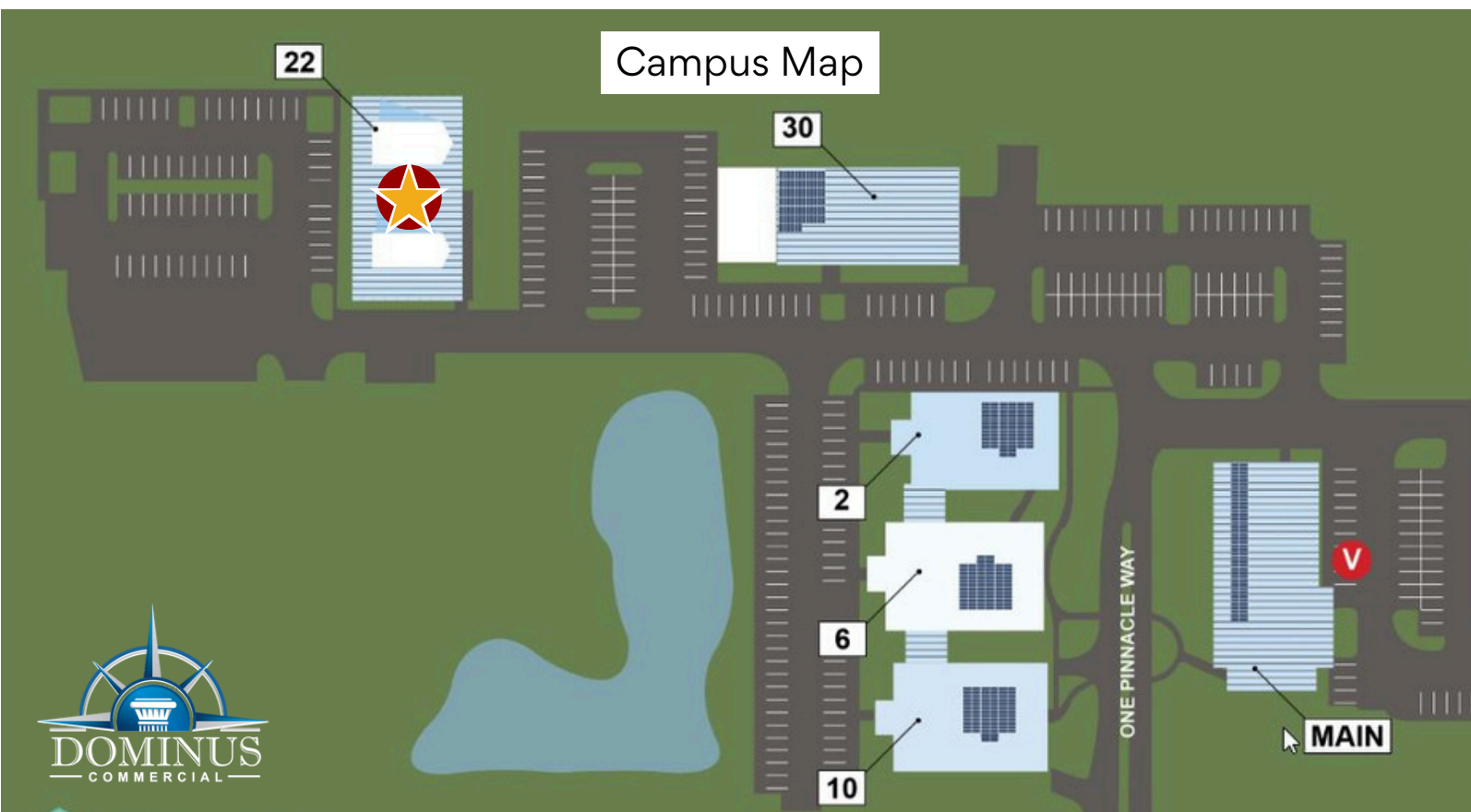
- Expansive Training/Bullpen Space (approx 31'x53')
- Versatile Private Suites: ideal for executive suites, private offices, or focus rooms, including a large office with whiteboard-painted walls for full-room dry erase functionality
- Strategic Layout: central restrooms, dedicated corridor, and multiple exterior entry/exit points
- Flexible Floor Plan: easy conversion for multiple uses
- Full Kitchen equipped with oven, stove, ice maker, and industrial-sized refrigerator
- Ideal for administrative offices, service companies, training rooms, medical office, or small corporate users













## PASADENA & GULF FREEWAY SUBMARKETS

Fueled by a robust economic foundation and its proximity to the Port of Houston, Pasadena represents a resilient and growing submarket within the Greater Houston area. The property is perfectly positioned to capture the region's quality focused users drawn to its deep talent pool and established neighborhood infrastructure. This location provides a central nexus between the Houston CBD, Clear Lake, and Deer Park, placing businesses at the heart of the region's primary economic drivers while remaining steps away from a vibrant array of retail, dining, and lifestyle amenities.

### > Strong Economic Fundamentals:

Pasadena is home to a diverse mix of over 5,000 businesses, with significant growth in the health care, education, and professional service sectors.

### > Strategic Demographics:

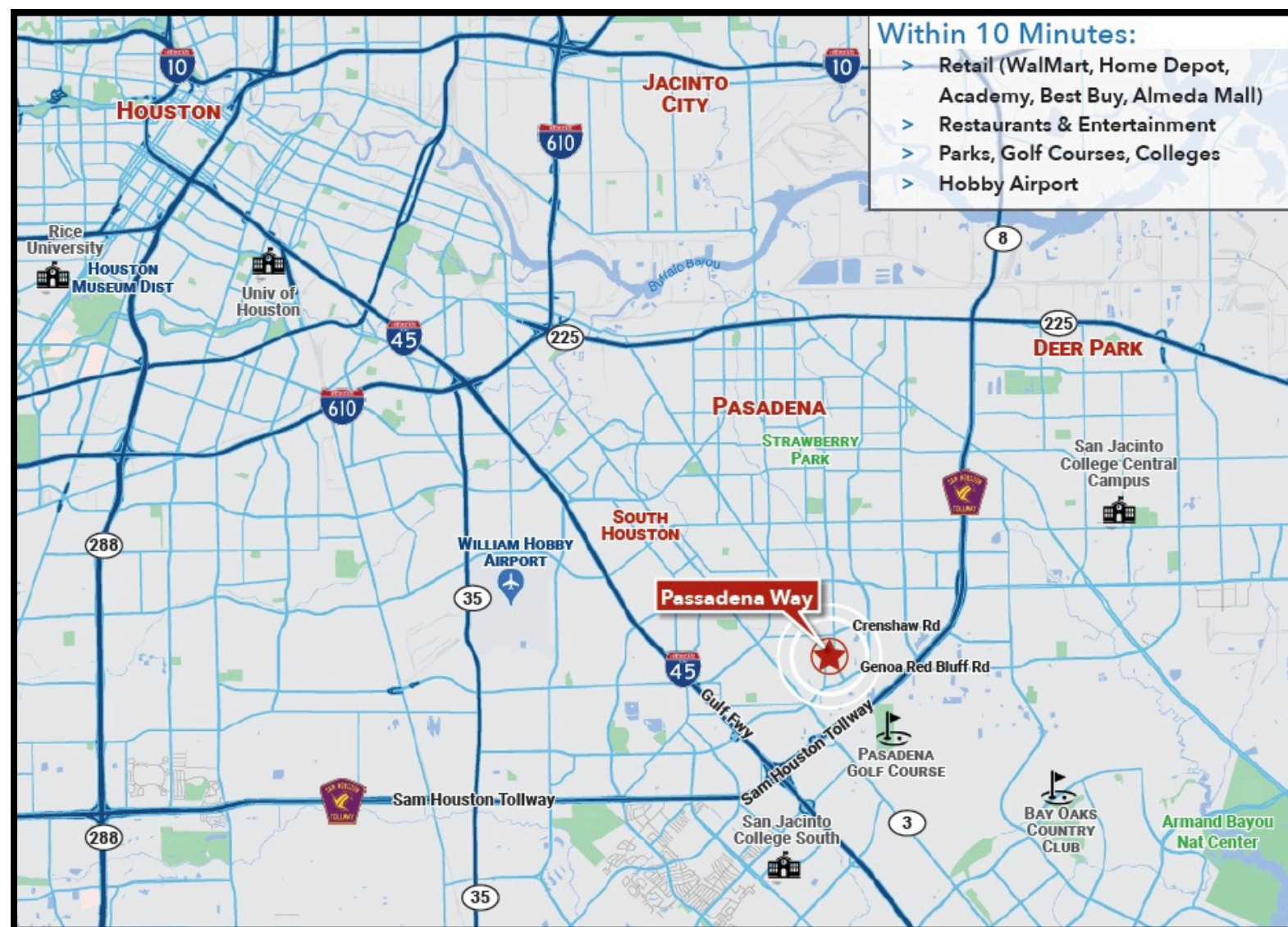
With a median age of approximately 32, the area provides a young, active labor pool. Over 60% of the working population is employed in professional, administrative, or service-based roles, creating steady demand for localized office space.

### > Submarket Performance:

The Pearland/South Houston submarket remains one of the tightest in the region, consistently maintaining lower vacancy rates compared to the Houston Central Business District (CBD).

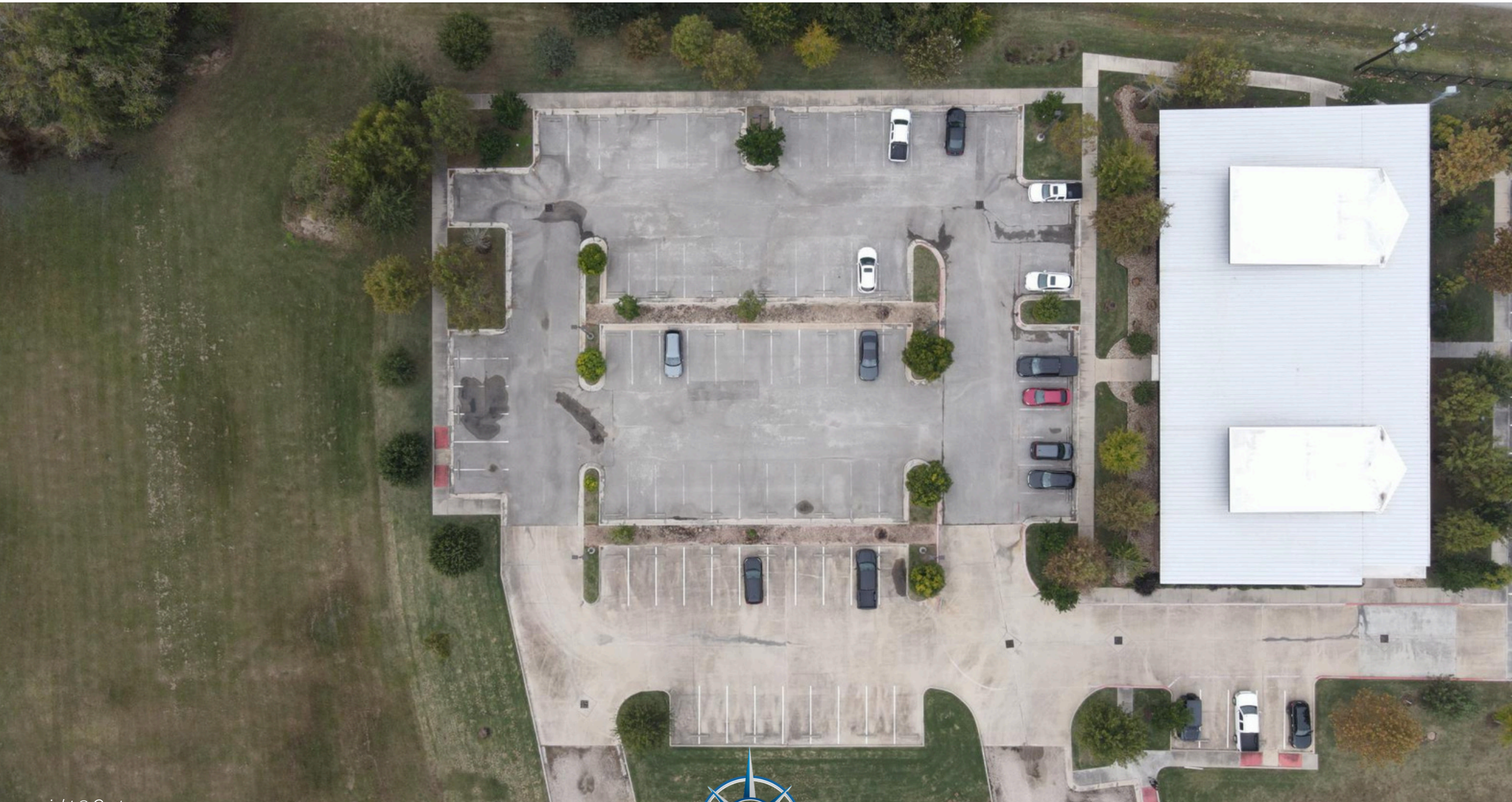
### > Connectivity Advantage:

The property's location serves as a gateway between the high-growth residential corridors of Clear Lake and the industrial hubs of the ship channel, making it a "central hive" for companies requiring regional mobility.









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