

FOR LEASE OR SALE

# 92,704 SF Office Warehouse on ±5.49 AC

1585 W Sam Houston Parkway N, Houston, TX 77043



**DOWNTOWN**  
16.2 MI

**GALLERIA**  
11.1 MI

**MEMORIAL CITY**  
3.5 MI

**CITY CENTRE**  
2.9 MI

Average Daily  
Traffic Count:  
153,618

8

10

Sam Rayburn, SIOR  
+1 713 898 3682  
sam.rayburn@kbcadvisors.com

Jim Autenreith, SIOR  
+1 713 922 0829  
jim.autenreith@kbcadvisors.com

KBC Advisors | Houston  
1233 West Loop South, Suite 1270  
Houston, TX 77027

**KBCADVISORS**

# Property Specifications



**92,704 SF**  
Total



**±18,840 SF**  
Office

8



**DOCK & GRADE**  
Level Loading



**BELTWAY 8**  
Frontage



**16'-30'**  
Clear Height



**3-PHASE**  
Power

	Building A	Building B	Building C	Building D	Building E
Total SF:	12,226 SF	25,973 SF	35,727 SF	14,514 SF	4,264 SF
Office SF:	12,226 SF	500 SF	113 SF	1,737 SF	4,264 SF
Clear Height:	N/A	18'	30'	18'	N/A
Eave Height:	N/A	16'	28'	16'	N/A
Notes:	Buildings A & E: Open to Demo, Open to Stabilizing Additional Yard \$10/SF TI Allowance				

HOUSTON, TX

**Rendering**



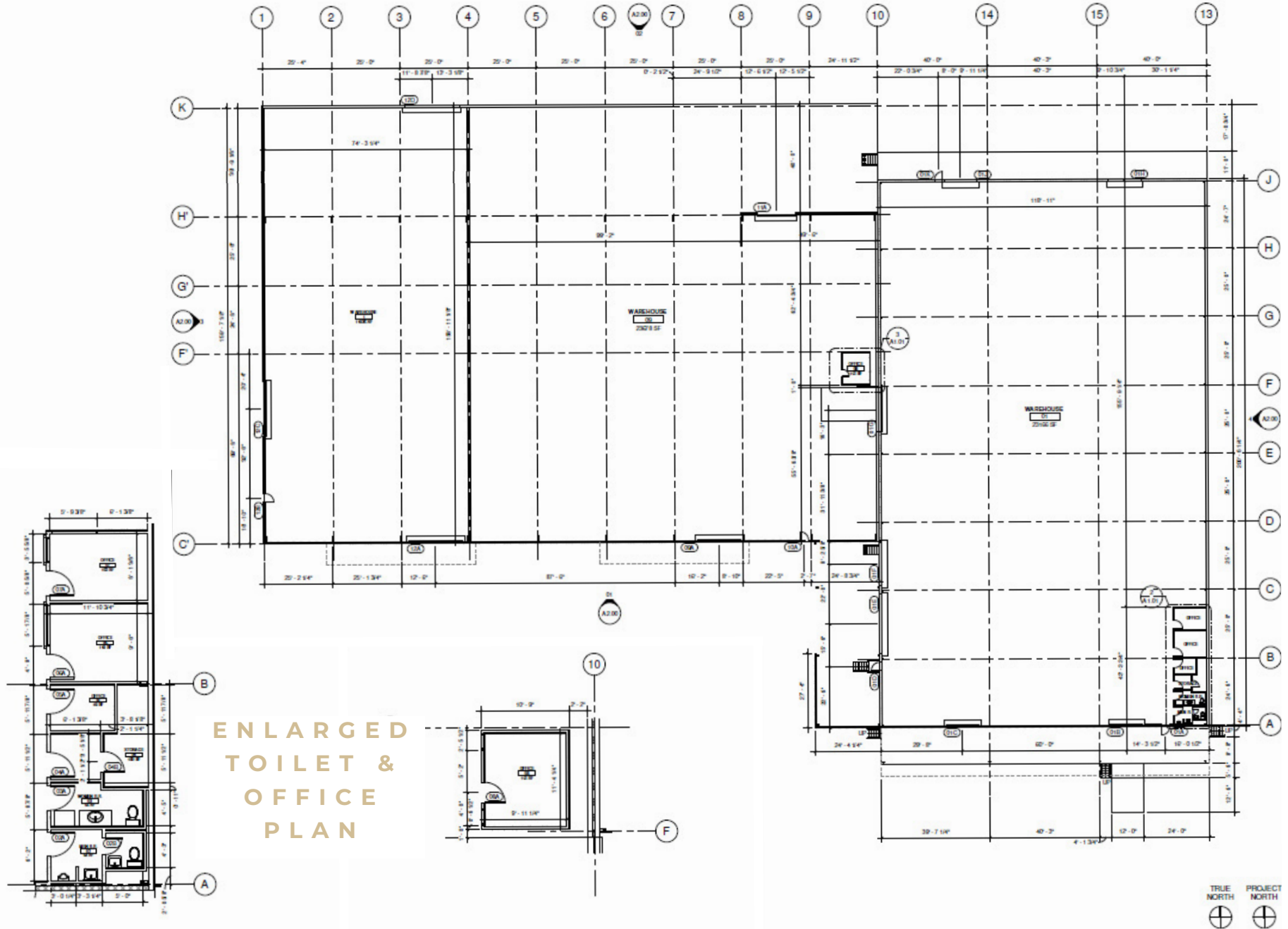
HOUSTON, TX

# Property Photos and Highlights

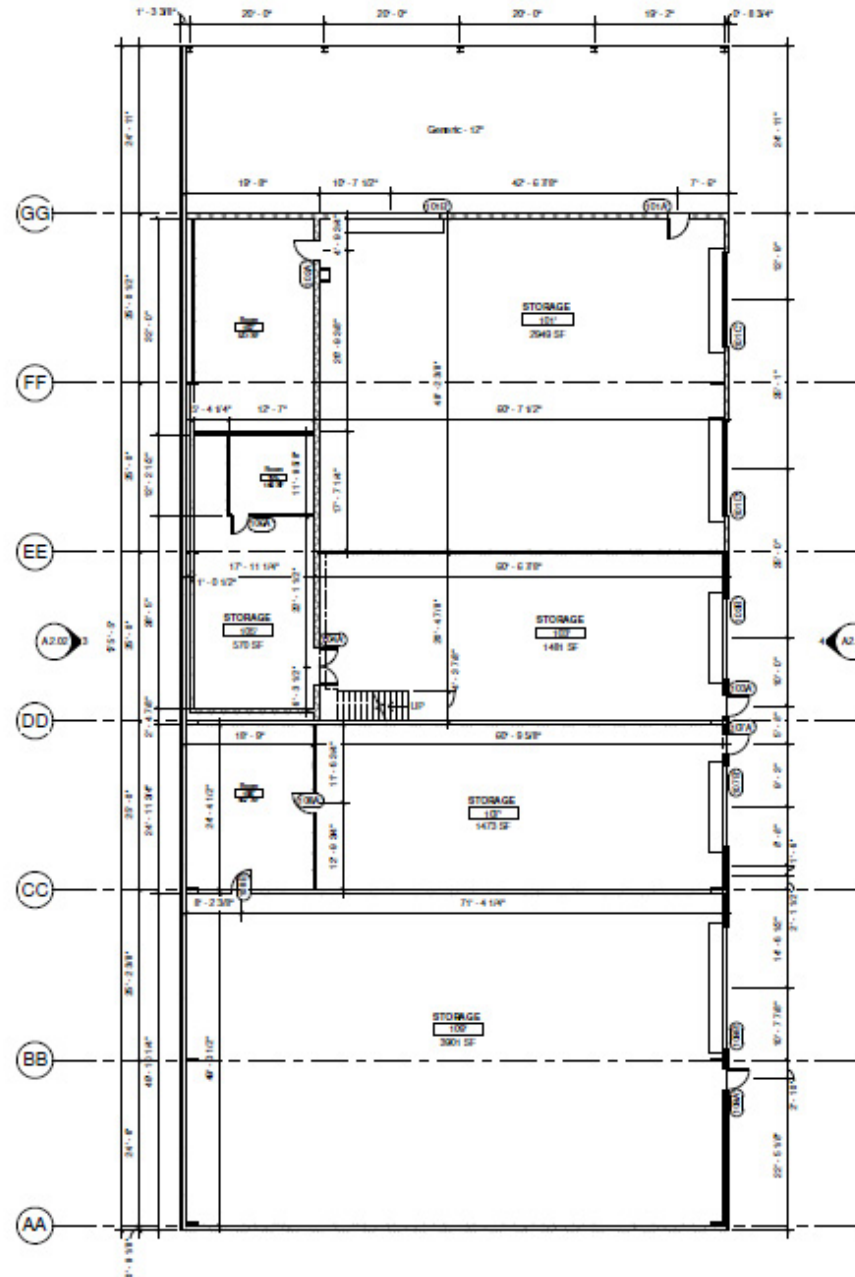




# Building B & C Floor Plan

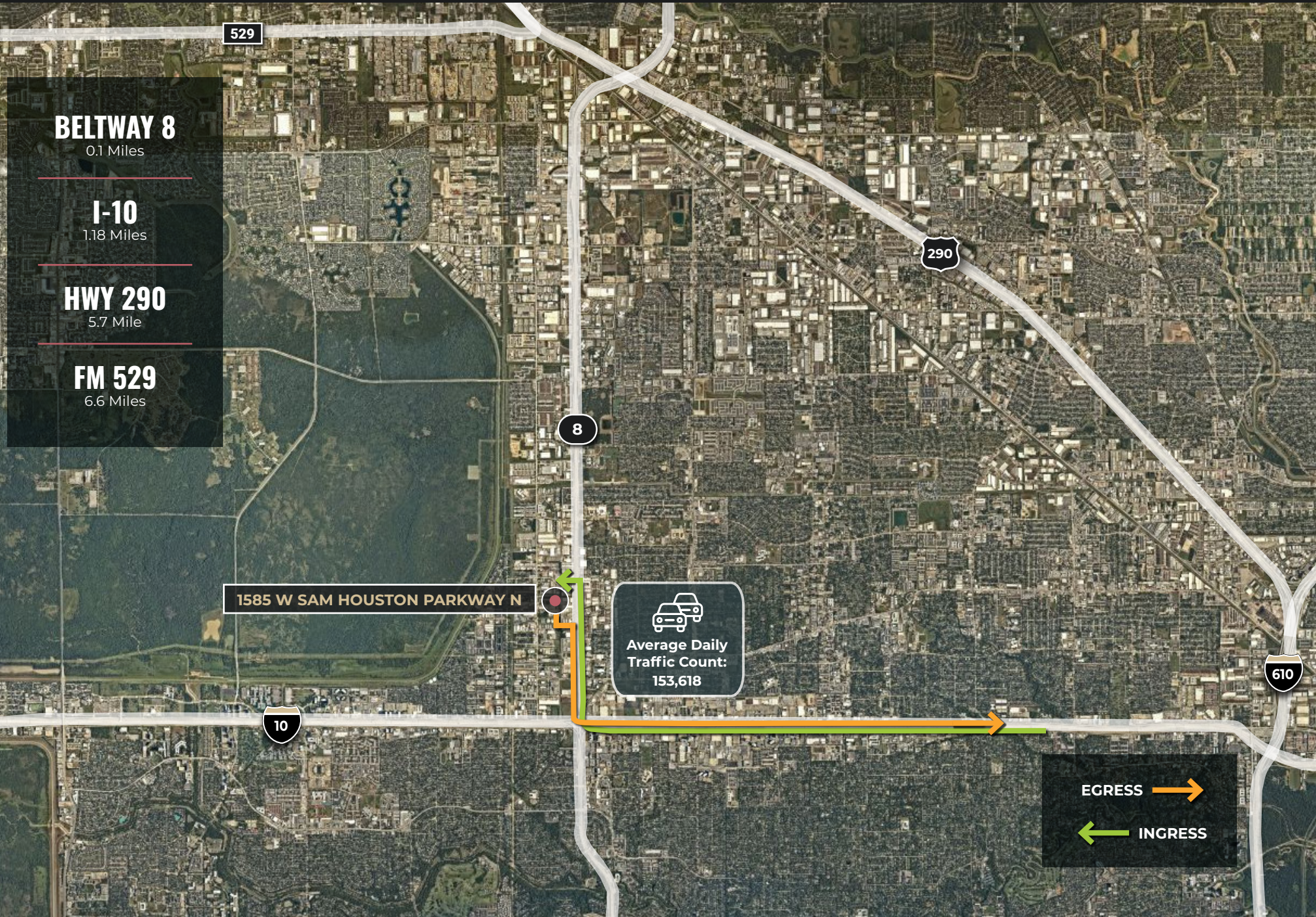


## BUILDING D

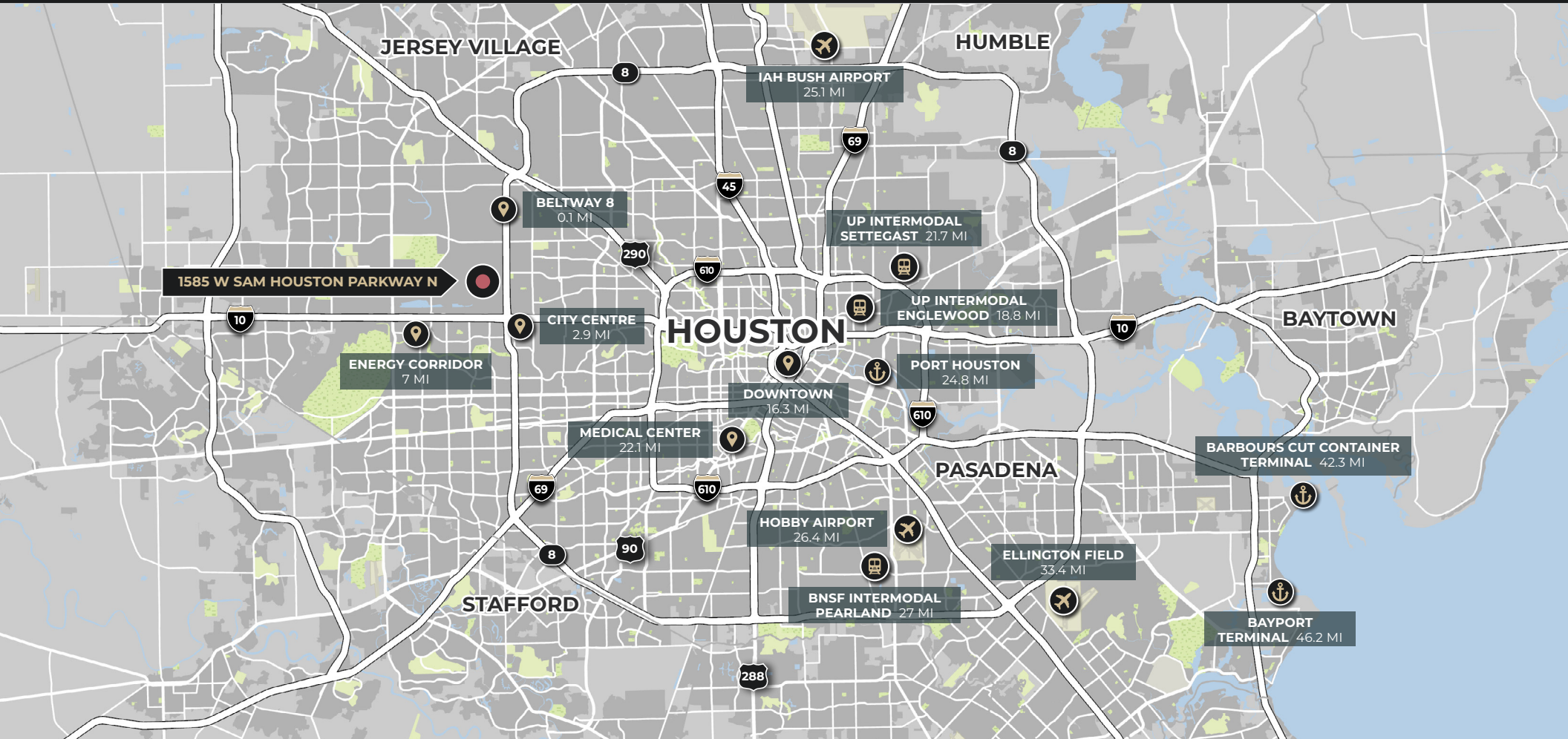




# Location & Access



# Premier Regional Connectivity



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sam.rayburn@kbcadvisors.com

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