



DISCLAIMER

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16702

**HOUSE HAHL ROAD,
BUILDING 7**

CYPRESS, TX 77433

FOR LEASE
SINGLE-TENANT OFFICE SPACE

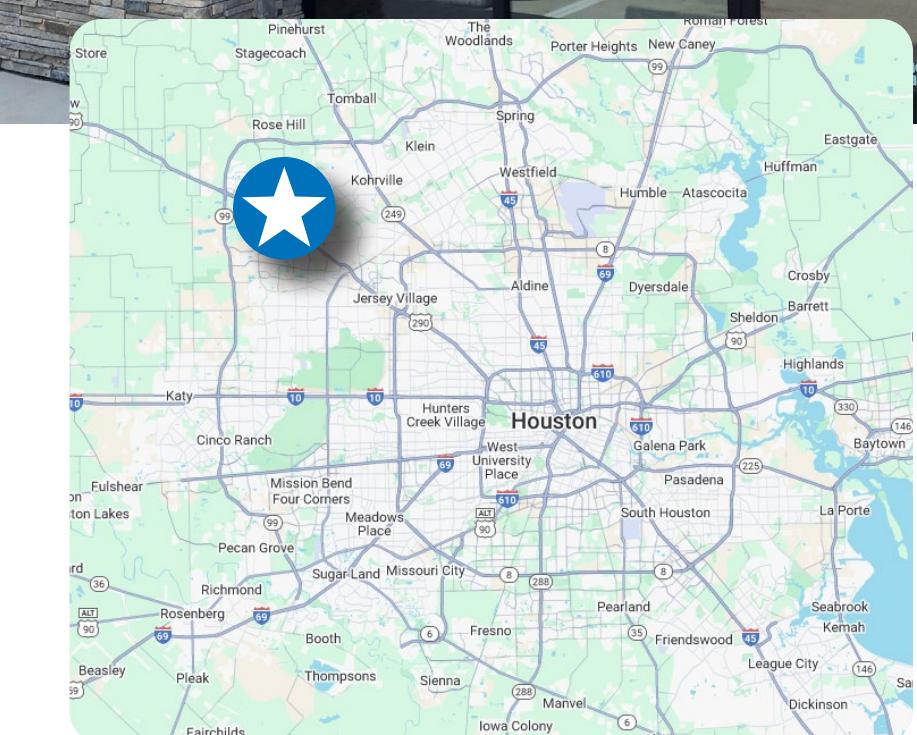
1,530 SF
AVAILABLE

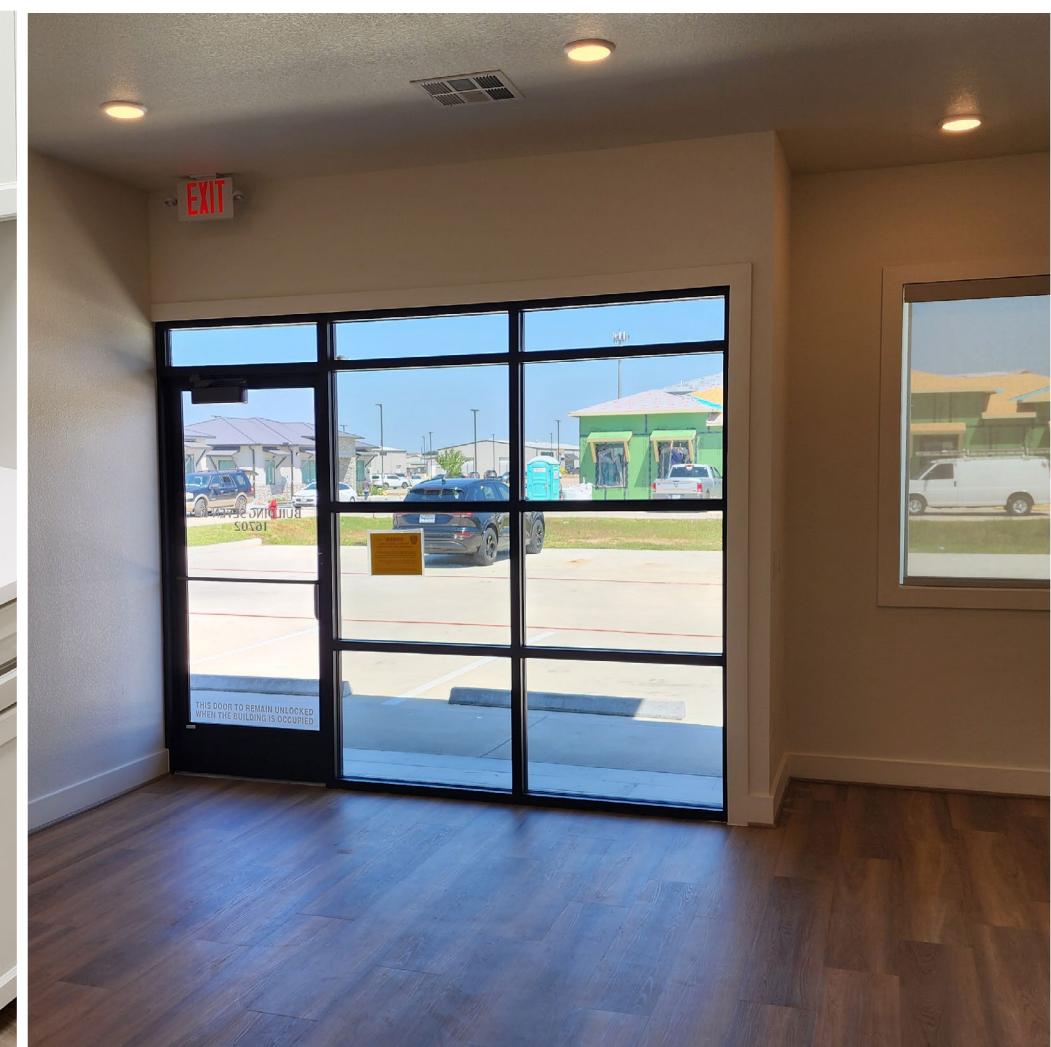
PROPERTY HIGHLIGHTS

16702 House Hahl Road Building 7

Building 7 is one of 11 brand-new, high-end construction office buildings located in the prestigious The Offices at Cypress 433 business park in Cypress. Strategically positioned near Hwy 290, adjacent to the new master planned community Bridgeland, and across the street from BlackHorse Golf Course.

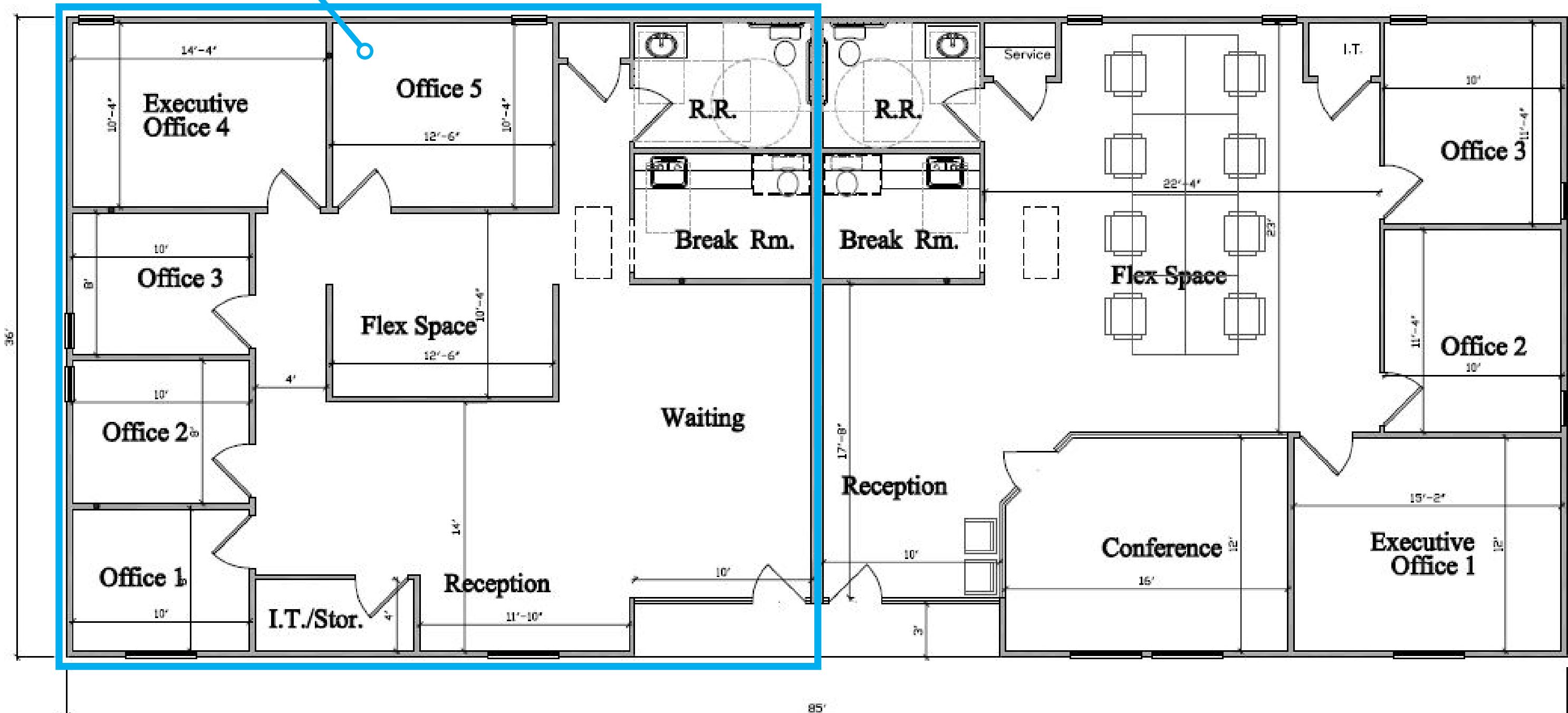
ADDRESS	16702 House Hahl Rd B7, Houston, TX 77433
TOTAL SF	3,060 SF
AVAILABLE SF	1,530 SF
TENANCY	Multi
STORIES	1
YEAR BUILT	2025
SPACES AVAILABLE	1 Suite
PARKING SPACES	10
ADA ACCESSIBLE	Wheelchair Accessible





AVAILABLE

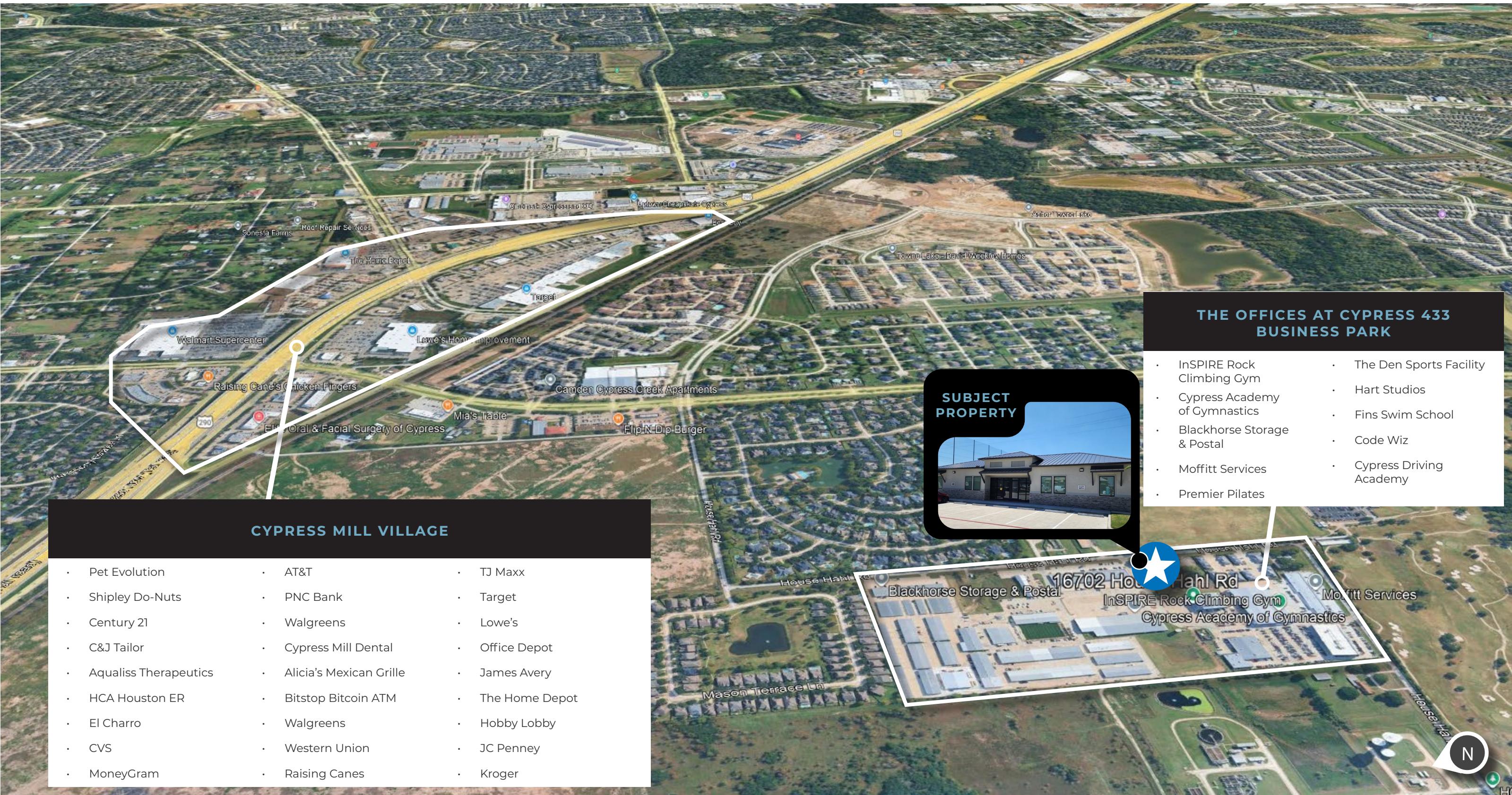
Option 1- Duplex



Tenant Space
Suite B 1530 s/f

A.I. Random Trees
Suite A 1530 s/f

AERIAL



Demographics

1 Mile 3 Mile 5 Mile

Population

	1 Mile	3 Mile	5 Mile
2024 Population	4,923	75,786	177,357
2029 Population	5,151	77,797	181,013
Population Growth 2024-2029	0.9%	0.5%	0.4%
2024 Average Age	37.1	36.1	36.4

Households

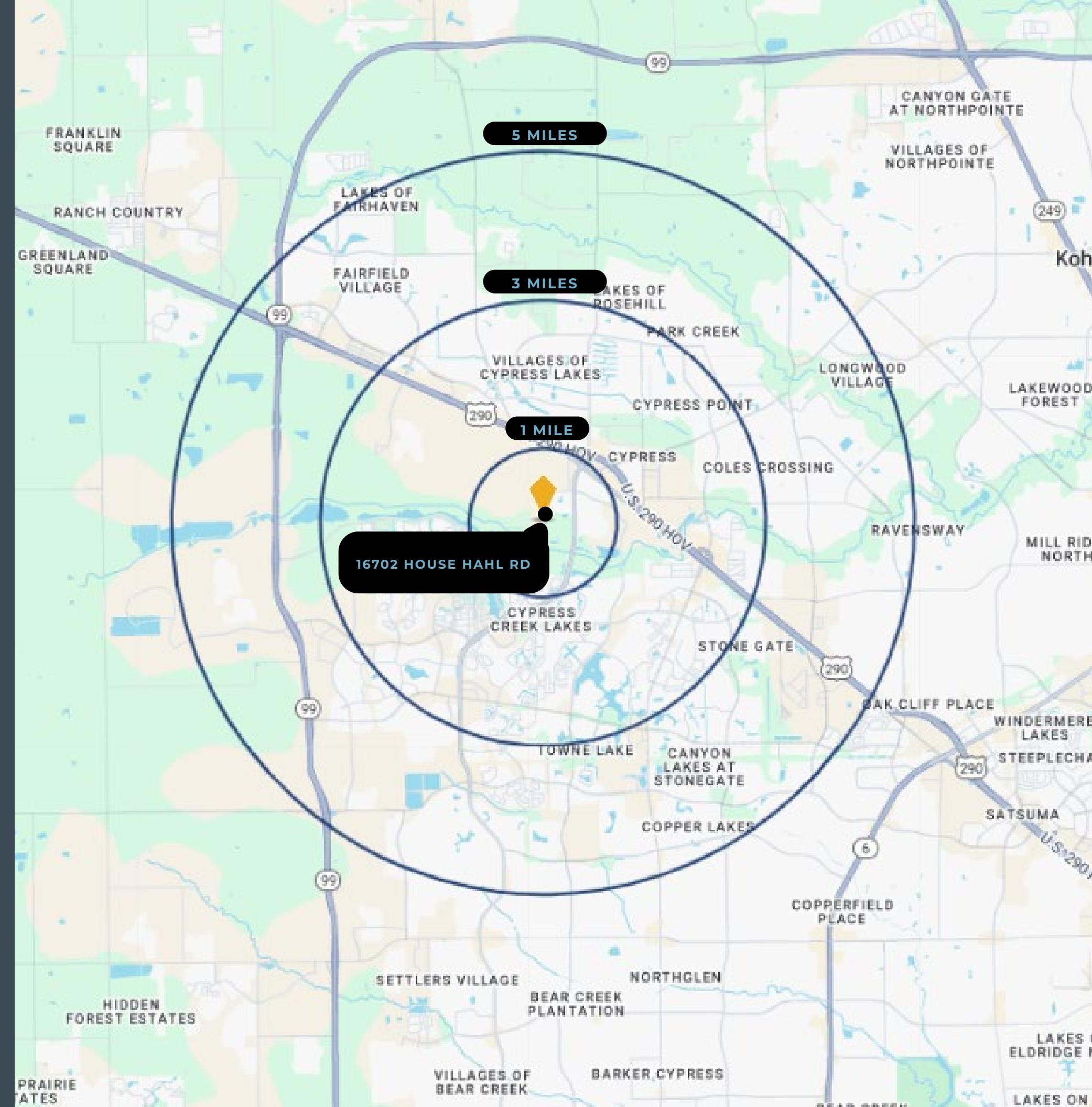
	1 Mile	3 Mile	5 Mile
2024 Households	1,696	23,631	55,618
2029 Households	1,776	24,242	56,729
Household Growth 2024-2029	0.9%	0.5%	0.4%
Median Household Income	\$109,811	\$121,016	\$118,911
Average Household Size	2.9	3.2	3.2

Housing

	1 Mile	3 Mile	5 Mile
Median Home Value	\$412,674	\$346,964	\$326,507
Median Year Built	2010	2009	2007

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Blackhorse Ranch South	Costco	Houston Premium Outlets
Butterfly Park	Riata Ranch	Bridgeland HS
Turtle Lane Park	Stone Gate	Lakes at Cypress Hill
Cypress Towne Center	Towne Lake	Copperfield Place
	Cypress Ridge	Cypress Springs





TRANSWESTERN HOUSTON OFFICE

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CONTACT INFORMATION

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HOUSE HAHL
ROAD

HOUSTON, TX 77433