

LEASE

WESTHEIMER & BELTWAY 8 - OFFICE

9801 Westheimer Road Houston, TX 77042



PROPERTY DESCRIPTION

BASE RENT IS OFFERED AT \$10.00 PER SQUARE FOOT PLUS \$10.00 PER SQUARE FOOT NNN. NOW LEASING FLOORS 8, 9, 10, AND 11 WITH A MINIMUM SUITE SIZE OF 1,000 SQUARE FEET. THE LEASE INCLUDES 24-HOUR SECURED ACCESS, ON-SITE SECURITY, WI-FI, PARKING, UTILITIES, FURNITURE-AT NO EXTRA COST IF TENANT WANTS IT AND ACCESS TO CONFERENCE ROOM FACILITIES, CREATING A SEAMLESS AND PRODUCTIVE WORKSPACE FOR TENANTS. THERE IS A 20% LOAD FACTOR FEE

PROPERTY HIGHLIGHTS

THE PROPERTY IS CENTRALLY LOCATED NEAR THE GALLERIA AREA AND IS SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS, ESTABLISHED RETAIL CENTERS, RESTAURANTS, MEDICAL OFFICES, AND PROFESSIONAL SERVICES. IMMEDIATE ACCESS TO BELTWAY 8 AND CLOSE PROXIMITY TO MAJOR HIGHWAYS ENSURES CONVENIENT CONNECTIVITY TO THE ENERGY CORRIDOR, MEMORIAL, DOWNTOWN HOUSTON, AND SUGAR LAND.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/YR(NNN)
Available SF:	1,000+SF
Lot Size:	5.36 Acres
Building Size:	212,859 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	761	3,302	13,551
Total Population	1,615	6,893	27,758
Average HH Income	\$77,665	\$65,559	\$68,118

Lana Nimri
(832) 404-0412
TX #792356



**COLDWELL BANKER
COMMERCIAL**
UNIVERSAL

LEASE

WESTHEIMER & BELTWAY 8 - OFFICE

9801 Westheimer Road Houston, TX 77042



Lana Nimri
(832) 404-0412
TX #792356

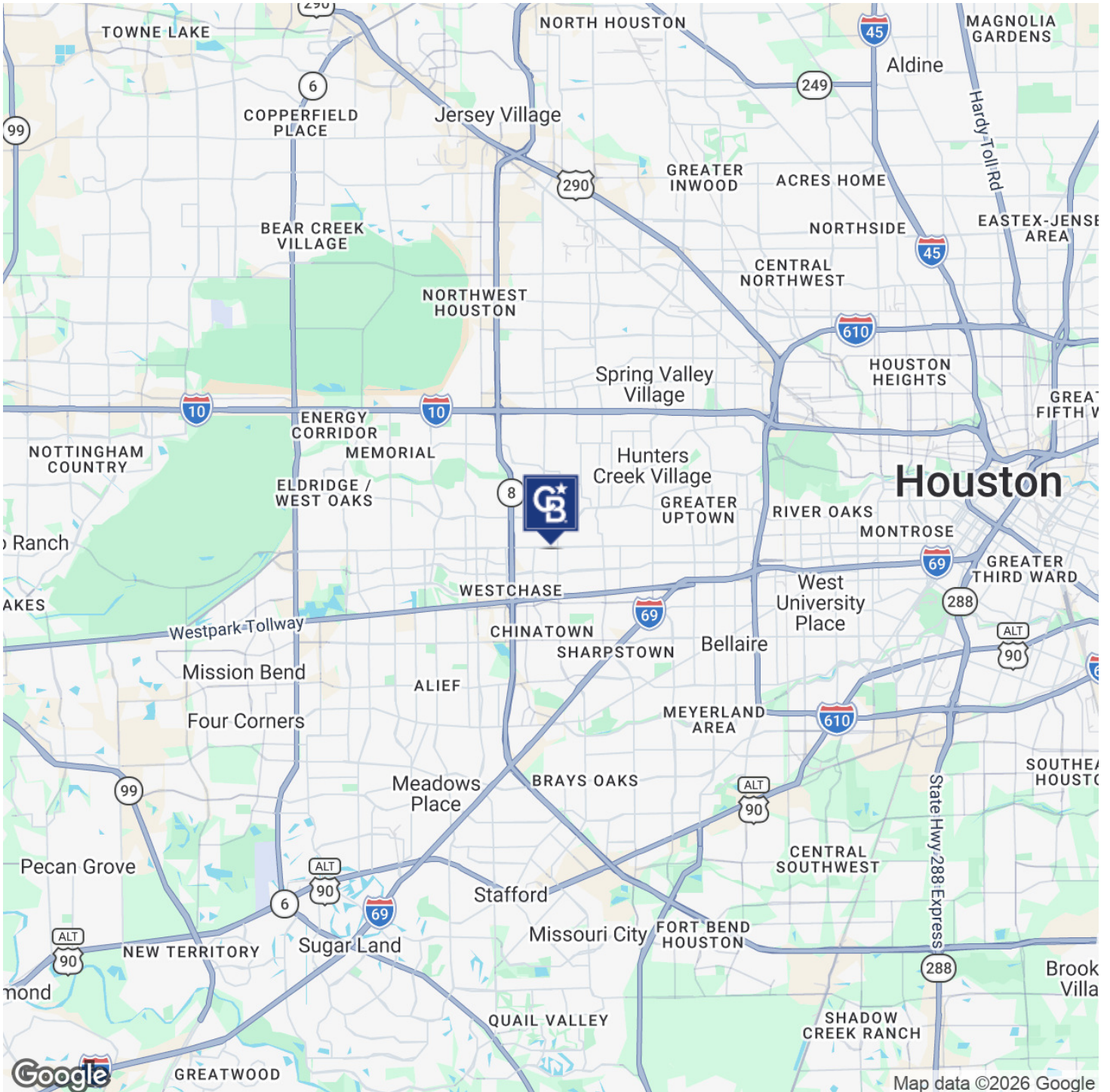


**COLDWELL BANKER
COMMERCIAL**
UNIVERSAL

LEASE

WESTHEIMER & BELTWAY 8 - OFFICE

9801 Westheimer Road Houston, TX 77042



Lana Nimri
(832) 404-0412
TX #792356

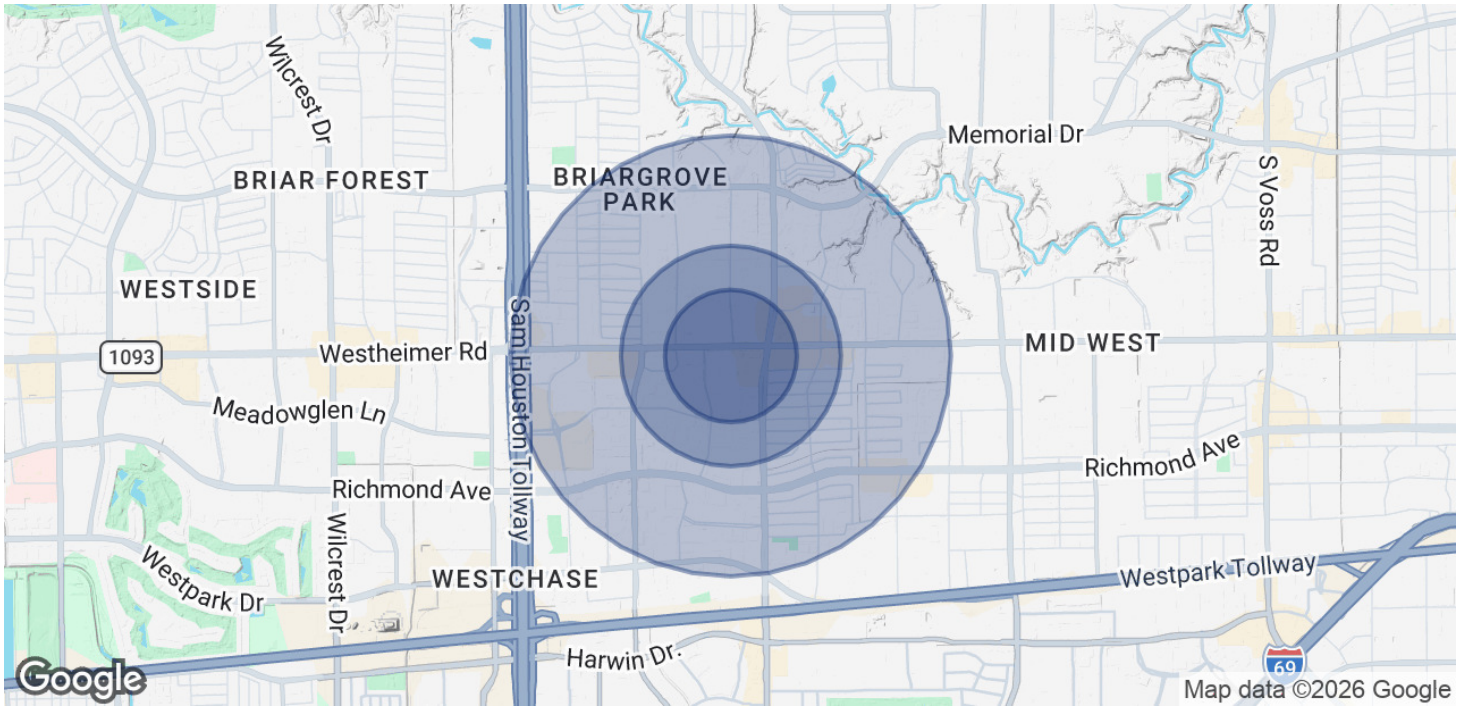


**COLDWELL BANKER
COMMERCIAL**
UNIVERSAL

LEASE

WESTHEIMER & BELTWAY 8 - OFFICE

9801 Westheimer Road Houston, TX 77042



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,615	6,893	27,758
Average Age	36	36	38
Average Age (Male)	36	36	37
Average Age (Female)	37	36	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	761	3,302	13,551
# of Persons per HH	2.1	2.1	2
Average HH Income	\$77,665	\$65,559	\$68,118
Average House Value	\$452,176	\$316,184	\$423,428

Demographics data derived from AlphaMap

Lana Nimri
(832) 404-0412
TX #792356



**COLDWELL BANKER
COMMERCIAL**
UNIVERSAL