



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## **CLASS A OFFICE SUITES FOR LEASE**

2503 LAKE RD | HUNTSVILLE, TX 77340



## OFFERING SUMMARY

### LEASE RATE

VARIABLE MONTHLY LEASE  
(PER UNIT/SF).

### NUMBER OF UNITS

45

### PROPERTY TYPE

OFFICE - FULLY RENOVATED  
IN 2025

### LOT SIZE

84,908 SF

### BUILDING SIZE

112 SF

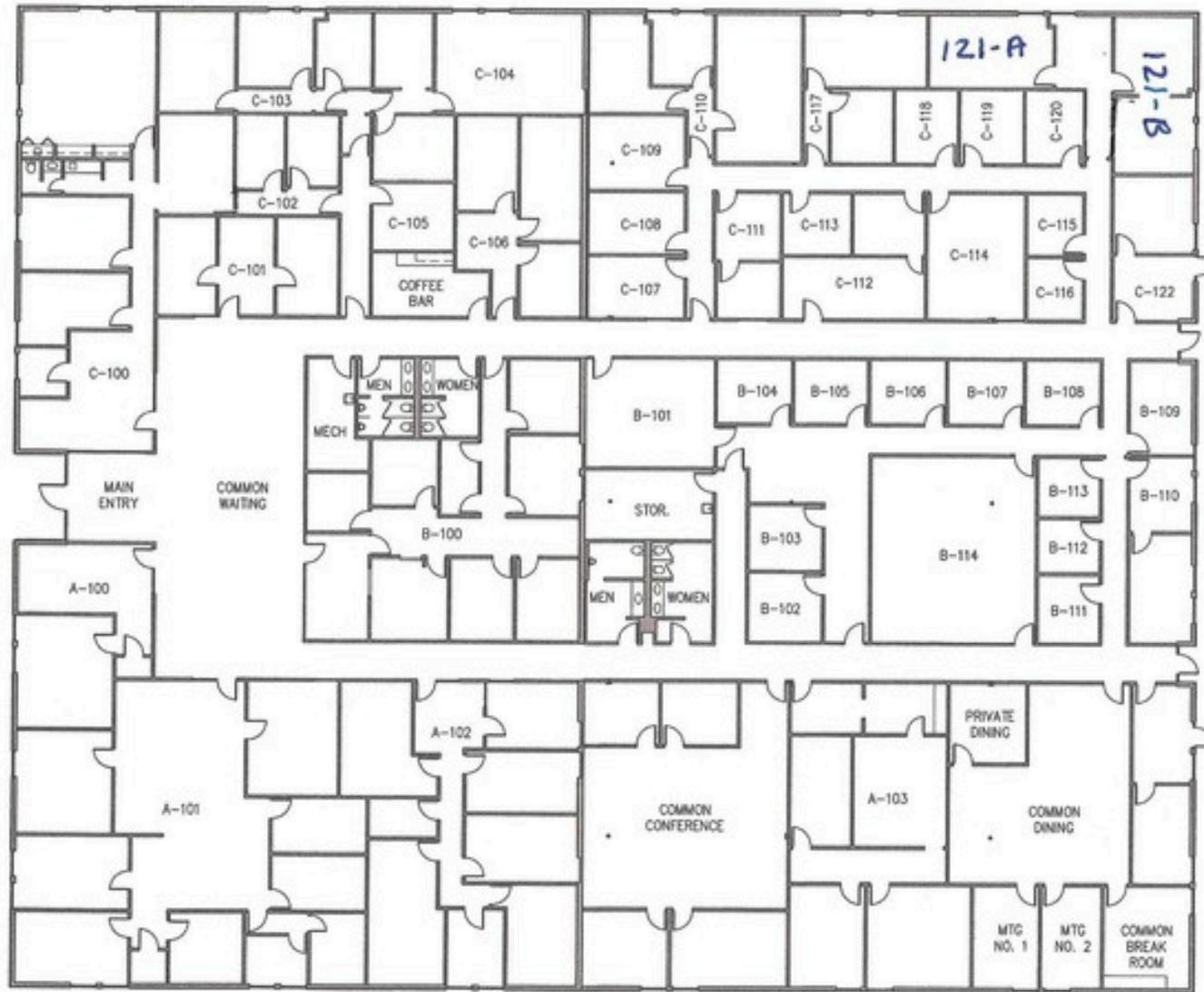
## PROPERTY HIGHLIGHTS

Welcome to Huntsville Executive Office Suites, located in the heart of Huntsville, TX.

This Class A office building—fully renovated in 2025—offers a professional, modern, and convenient workspace designed to meet a wide range of business needs.

Standard amenities include on-site parking, janitorial services, high-speed internet, a live answering service, and build-to-suit options that allow you to customize your office to your exact specifications. Tenants also have access to optional shared amenities, including a coffee bar, dining hall, and conference room. These can be added individually for \$35 per month per amenity or bundled for full access at \$55 per month per office.

# Floor Plan



2503 LAKE RD  
EXISTING FLOOR PLAN  
AREA: 28670 SF

01 OCTOBER 2024  
NOT FOR CONSTRUCTION  
The design drawings depicted herein are conceptual, and may not be used for  
regulatory approval, permit or construction  
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SCALE: 1/16"=1'-0"

**DEKSTUDIO**  
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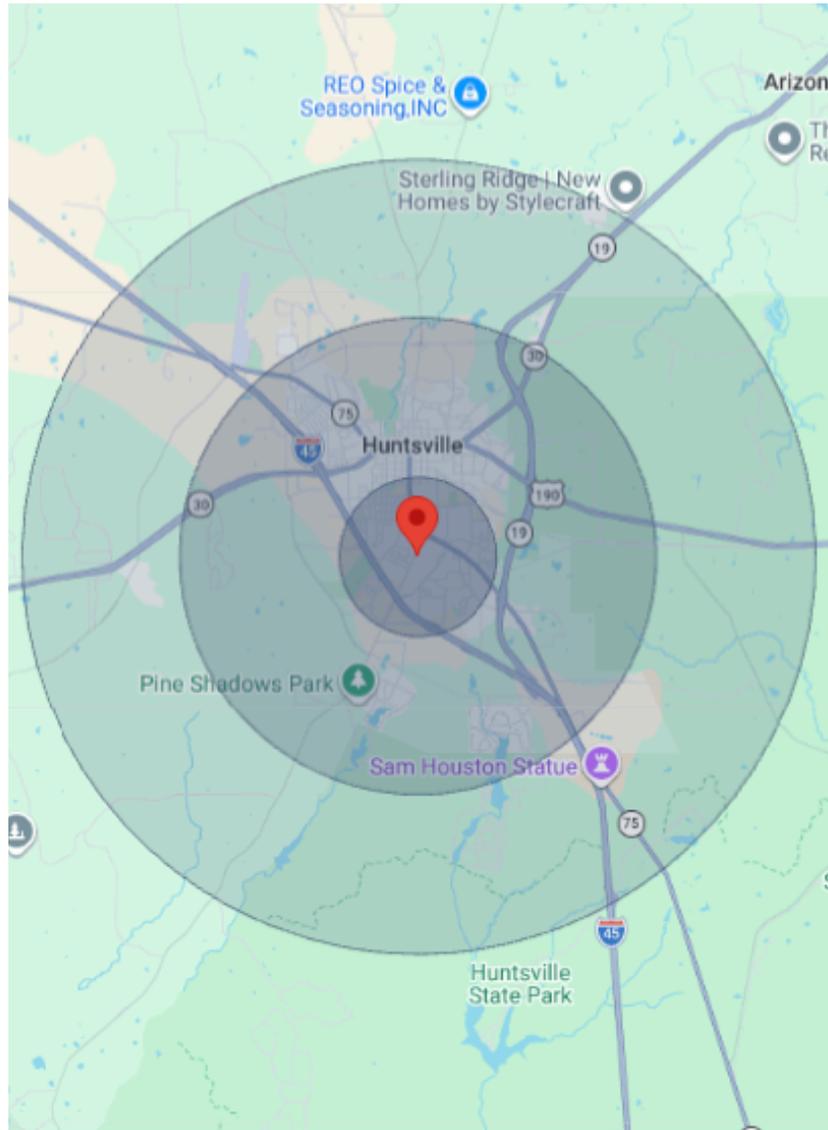
# Aerial Map



# Property Photos



# Demographics



Situated in a high-visibility corridor, 2503 Lake Rd offers strong commercial positioning in one of Huntsville’s most active growth areas. The property is surrounded by established residential neighborhoods, new multifamily developments, and steady retail and service-based expansion. Lake Rd provides direct connectivity to major thoroughfares, including I-45, Hwy 30, and FM 2821, giving businesses convenient access to both local and regional traffic.

|                                 | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------------|----------|----------|----------|
| <b>Total population</b>         | 13,421   | 35,777   | 42,693   |
| <b>Workday Population</b>       | 6,622    | 14,742   | 16,744   |
| <b>Total household</b>          | 5,231    | 11,669   | 13,477   |
| <b>Average household income</b> | \$40,299 | \$48,286 | \$53,652 |
| <b>Average age</b>              | 25       | 29.2     | 31.7     |
| <b>Male Population</b>          | 6,442    | 19,702   | 24,594   |
| <b>Female Population</b>        | 6,983    | 16,082   | 18,105   |

Demographics data derived from AlphaMap

# Market Overview

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Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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