

# 11233 SHADOW CREEK PKY

## PEARLAND, TX 77584

### BUILDING INFORMATION

Building Size: 80,000 SF

Number of Floors: Four

Rental Rate: \$19.50 PSF (NNN)

Opex: \$11.72 PSF for 2024

Lease Term Offered: Flexible

Available Suites and Square Footages:

- Suite 122 - 1,062 SF
- Suite 123 - 4,239 SF
- Suite 303 - 3,066 SF
- Suite 400 - 13,967 SF



Virtual Tour



Virtual Tour



Parking: Free Visitor Parking  
3 spaces per 1,000 SF leased, free of charge  
Reserved: 1 space per 1,000 SF leased, at \$50 per space per month

Building Architect: Q Studios

Add on Factor: 15%

After Hours HVAC: \$50 per hour of overtime HVAC

Telecom Providers: Logix  
AT&T

BROCHURE

LOBBY

### CONTACT INFORMATION

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