



OWNER/USER OPPORTUNITY AT VENTURE PARK | FOR SALE OR LEASE

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FOR SALE & LEASE

30 PINNACLE WAY | PASADENA, TX 77504

±9,177 SF Flexible Single-Story Professional Office | Immediate Access to Houston Transportation Corridors

BROKERS

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PROPERTY OVERVIEW:

Building 30 is a single-story office building offering ±9,177 SF of flexible space within the Venture Park campus in Pasadena, TX. The layout is designed for users seeking a strong mix of private offices, open work area, and two dedicated warehouse spaces that support storage, light operations, or service-based functionality. Conveniently located near I-45, Sam Houston Tollway, and William P. Hobby Airport, the property provides efficient access throughout the Houston metro area. Available for sale or lease, Building 30 is well suited for professional services, administrative users, medical office conversion or growing teams seeking a functional layout in a well-maintained campus environment.

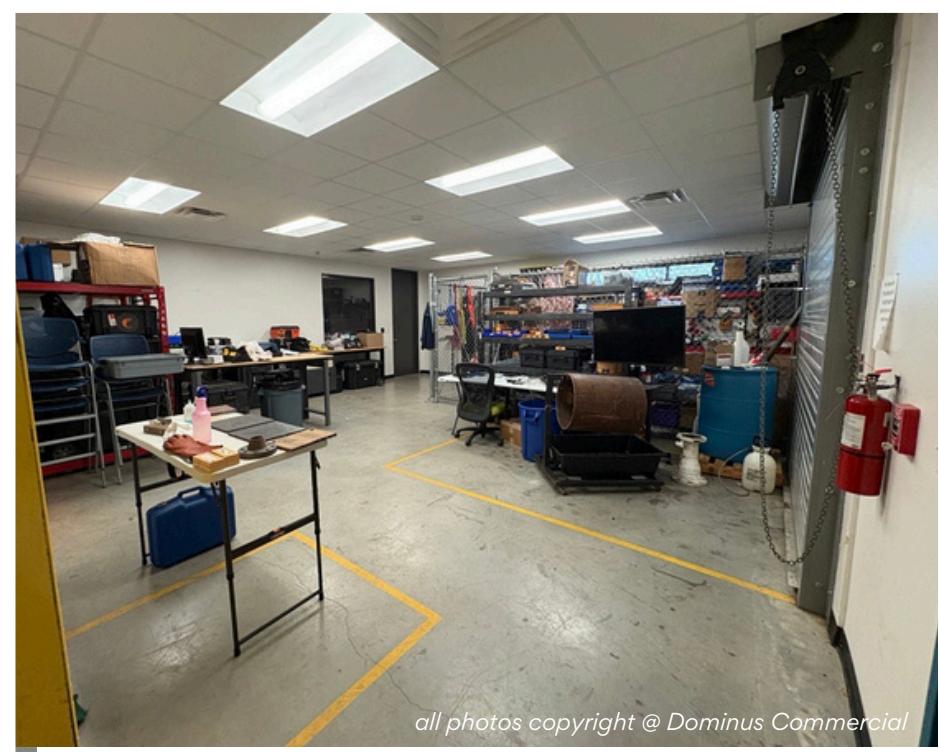
FEATURES

- Large Open Work Area (approx. 44' x 25') ideal for bullpen, training, or flexible operations
- Private Office Suite Mix with multiple office sizes and executive office potential (up to 20' x 13')
- Two Warehouse Spaces providing storage and operational flexibility
- Defined Reception/Entry Area supporting customer-facing or client-facing use
- Full Kitchen equipped with oven, stove, ice maker, and industrial-sized refrigerator
- Multiple Exterior Entrances providing flexibility for tenant access and internal workflow
- Solar Panels & Backup Generator provide continuous power & lower electrical costs



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PASADENA & GULF FREEWAY SUBMARKETS

Fueled by a robust economic foundation and its proximity to the Port of Houston, Pasadena represents a resilient and growing submarket within the Greater Houston area. The property is perfectly positioned to capture the region's quality focused users drawn to its deep talent pool and established neighborhood infrastructure. This location provides a central nexus between the Houston CBD, Clear Lake, and Deer Park, placing businesses at the heart of the region's primary economic drivers while remaining steps away from a vibrant array of retail, dining, and lifestyle amenities.

> Strong Economic Fundamentals:

Pasadena is home to a diverse mix of over 5,000 businesses, with significant growth in the health care, education, and professional service sectors.

> Strategic Demographics:

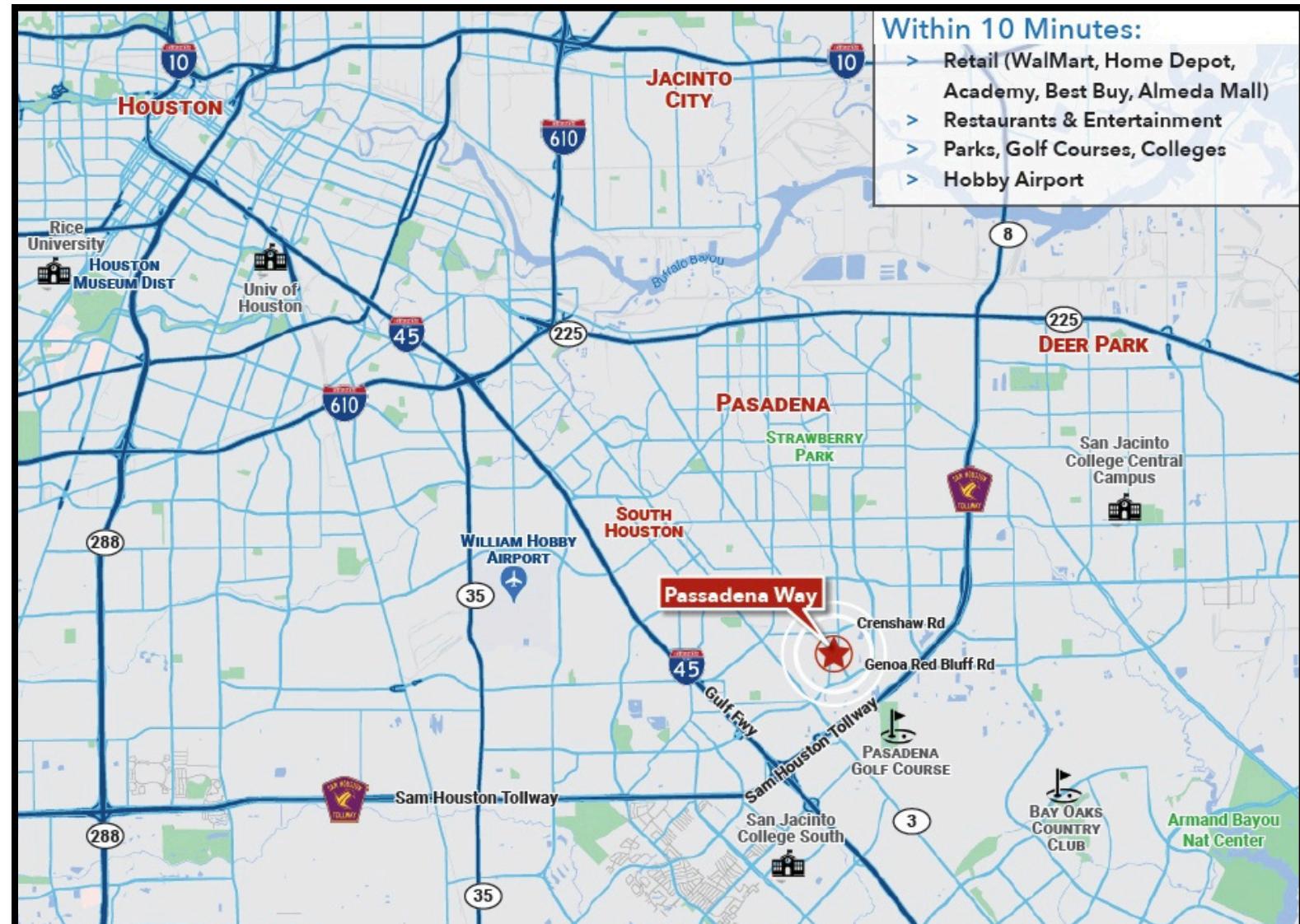
With a median age of approximately 32, the area provides a young, active labor pool. Over 60% of the working population is employed in professional, administrative, or service-based roles, creating steady demand for localized office space.

> Submarket Performance:

The Pearland/South Houston submarket remains one of the tightest in the region, consistently maintaining lower vacancy rates compared to the Houston Central Business District (CBD).

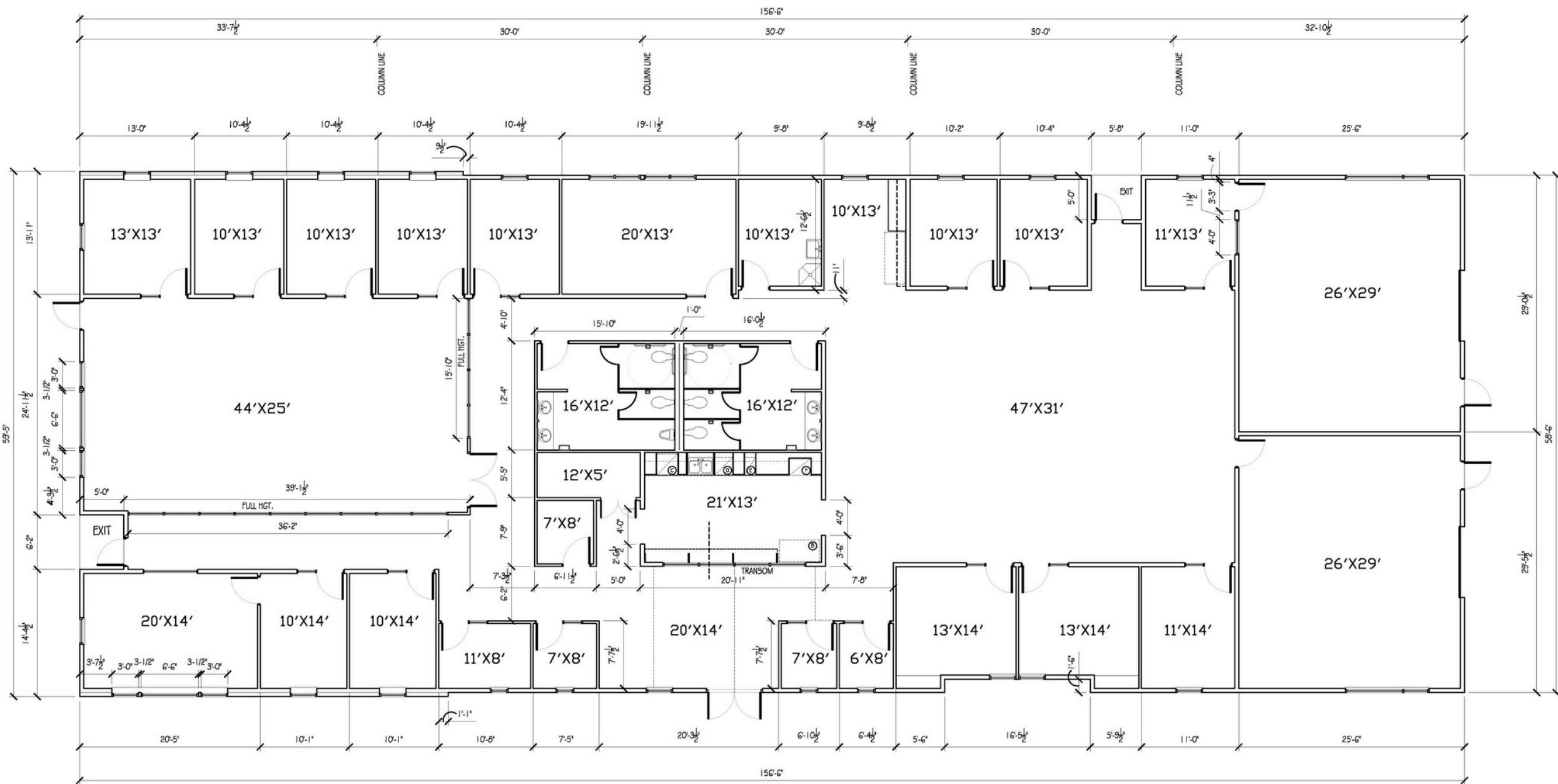
> Connectivity Advantage:

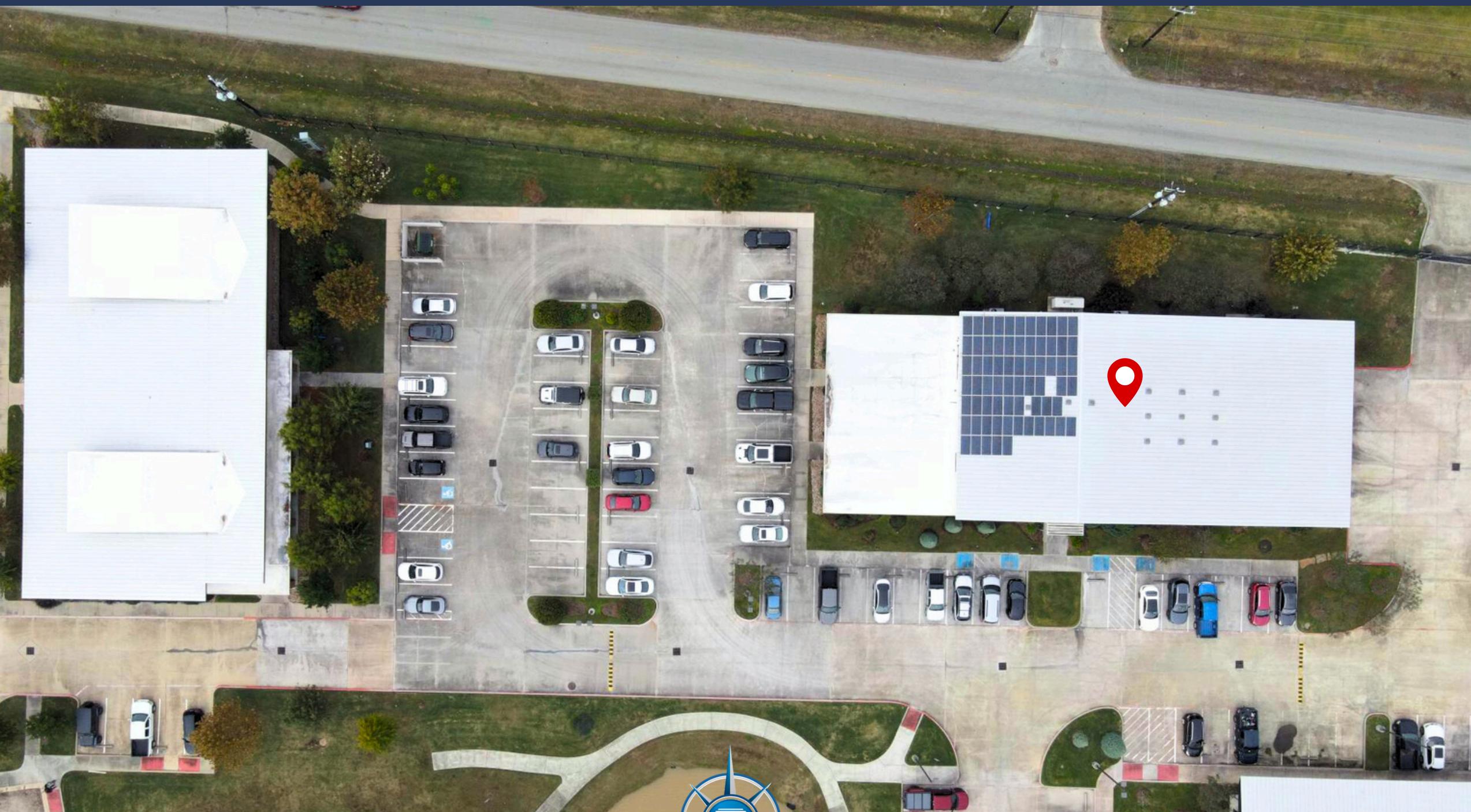
The property's location serves as a gateway between the high-growth residential corridors of Clear Lake and the industrial hubs of the ship channel, making it a "central hive" for companies requiring regional mobility.



FLOOR PLAN - BUILDING 30

30 Pinnacle Way | Pasadena, TX 77504





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