

# FOR LEASE

**6831 Broadway St. Pearland, TX 77581**



## FLEX OFFICE/WAREHOUSE SPACE

\*\*The image shown is a rendering of the proposed renovation, depicting the design as planned for 2025. Actual results may vary due to factors such as changes in design, materials, or construction timelines. All specifications are subject to change without notice.

**SPACE AVAILABLE**

**1,250 SF**

**ASKING RATE**

**\$12.00 NNN**

**AVAILABLE IMMEDIATELY**



**RISE**  
GROUP INVESTMENTS

**Jason Ridenbaugh**  
Director of Aquisition & Asset Management

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📱 **281.797.2016**

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## PROPERTY HIGHLIGHTS

**1,250 SF**  
**\$12.00 NNN**



**TOTAL SPACE**  
(1,250 SF)



**AMPLE**  
**PARKING**



**HEAVY POWER 3-**  
**PHASE AVAILABLE**



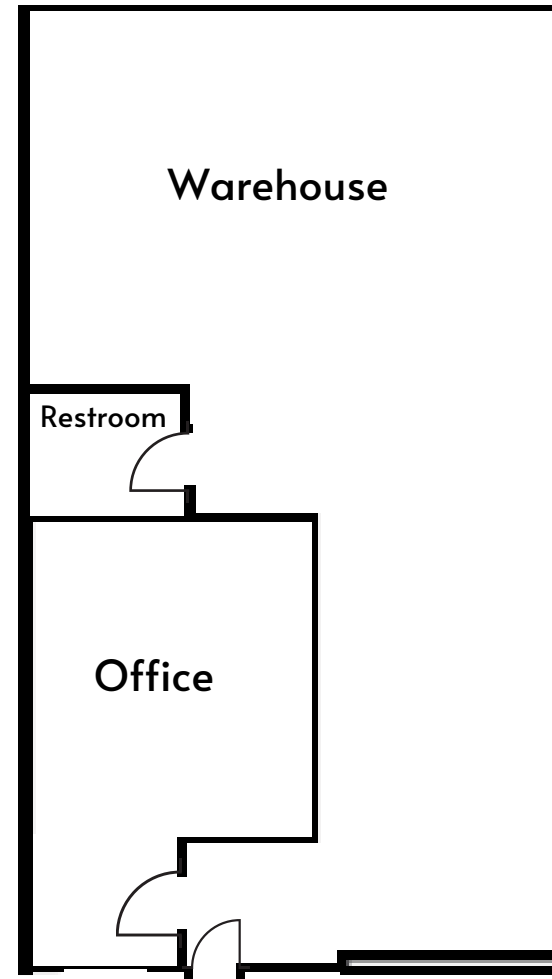
**18 FT CLEAR**  
**HEIGHT**



**1 OFFICE SPACE**  
**1 RESTROOM**  
**WAREHOUSE SPACE**



**ONE GRADE**  
**LEVEL OHD**



Located in the heart of **Pearland.**

Minutes from the Sam Houston Tollway and 288 all within a 10 mile drive. This building offers a 1,250 sf office/warehouse suite with a flexible floor plan. Situated in a high density residential and commercial corridor. Easy access to retail, casual dining and fast food convenience.

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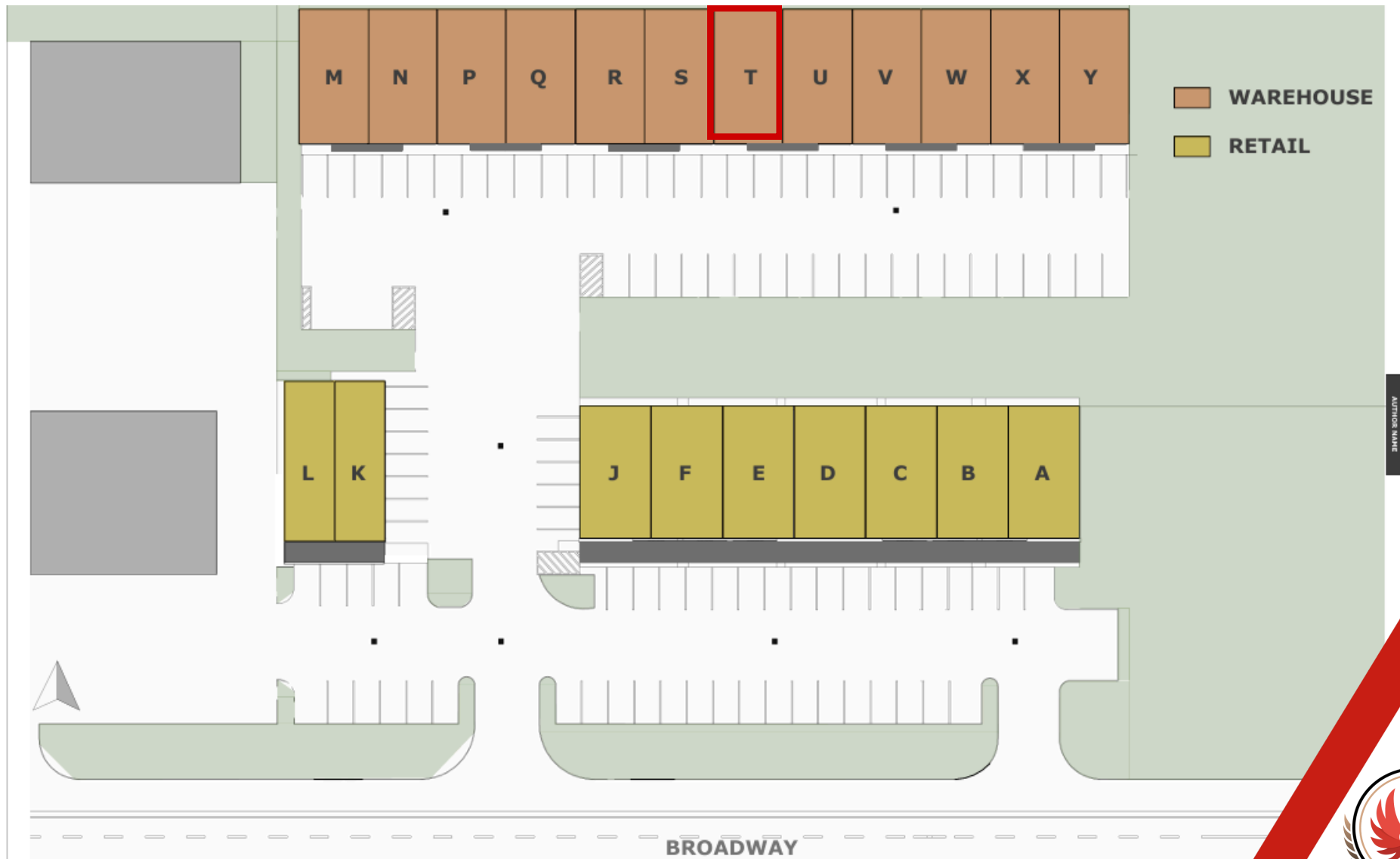


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# SITE PLAN



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## TRAFFIC COUNT MAP



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