

# For Lease



1,050 SF  
AVAILABLE

1,392 SF  
AVAILABLE



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

## Memorial Center

840 N Eldridge Pkwy  
Houston, TX 77079

# For Lease



# Hunington



## MEMORIAL CENTER

840 N Eldridge Parkway, Houston, TX 77079

### Property Information

Space For Lease	1,050 SF   1,392 SF
Rental Rate	Call for pricing
NNN	\$18.00 PSF
Building Size	13,084 SF

### Property Highlights

- Situated in the heart of Houston's Energy Corridor. Excellent visibility on N Eldridge Parkway, a high-traffic thoroughfare.
- Anchored by prominent tenants, ensuring consistent foot traffic.
- Over 75,000 employees from nearby corporate campuses and businesses in a 3 mi radius

### Demographics

Population (2025)	1 mi. - 13,964 3 mi. - 102,807 5 mi. - 278,681
Average Household Income	1 mi. - \$129,494 3 mi. - \$138,818 5 mi. - \$123,650

Traffic Count  
Eldridge Parkway: 29,951 vpd  
Memorial Dr: 17,470 vpd

### For More Information

**Jonathan Aron**  
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## MEMORIAL CENTER

840 N Eldridge Parkway, Houston, TX 77079

SUITE	SF	TENANT
100	2,200	My Suite Studio
130	1,260	PostNet
140	1,050	AVAILABLE (White Box)
150	1,392	Murphy's Deli
160	1,392	AVAILABLE (2nd Gen Medical/Dental Office)
190	813	Our Furry Darlings
180	1,843	New Sound Studio



# For Lease



**SITE**

SUBWAY, TRUIST, EXON, SONIC, COURT YARD, HILTON GARDEN INN, FREDDY'S, Cane's

NISSAN, RAM, TOYOTA, JEEP, DODGE, CHRYSLER, PUBLIC STORAGE, SUBWAY

CHEVROLET, IHOP, DISCOUNT TIRE, STARBUCKS, CARRABBA'S, ETHAN ALLEN

BLACK & ROCK, CRICKET, PIZZA HUT, WAXING THE CITY, O'Reilly, RANDALL'S

HONEY BAKED CLUB, PILATES, ME, DOLLAR TREE, SportClips

HJTWORX, Bank of America, Residence Inn, Holiday Inn

mi eye dx, PNC, Frost, F45, MOD PIZZA, blo, Mister 66, Jiffy lube, AutoZone, Schlotsky's, TACO BELL, Comerica, Starbucks, Shell

EXPRESS, Valero, CIRCLE K, MCDONALD'S, BURGER KING, Kroger, ACE

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**SITE**

6 TEXAS

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