

OFFERING MEMORANDUM

2503 LAKE RD,
HUNTSVILLE, TX 77340

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.



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PROPERTY SUMMARY

2503 Lake Rd, Huntsville, TX 77340

LEASE RATE:	Variable monthly lease
NUMBER OF UNITS:	45
AVAILABLE SF:	0 SF
PROPERTY TYPE:	Office
LOT SIZE:	84,908 SF
BUILDING SIZE:	112 SF

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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.

Experience a workspace that blends sophistication, functionality, and flexibility at Huntsville Executive Office Suites.

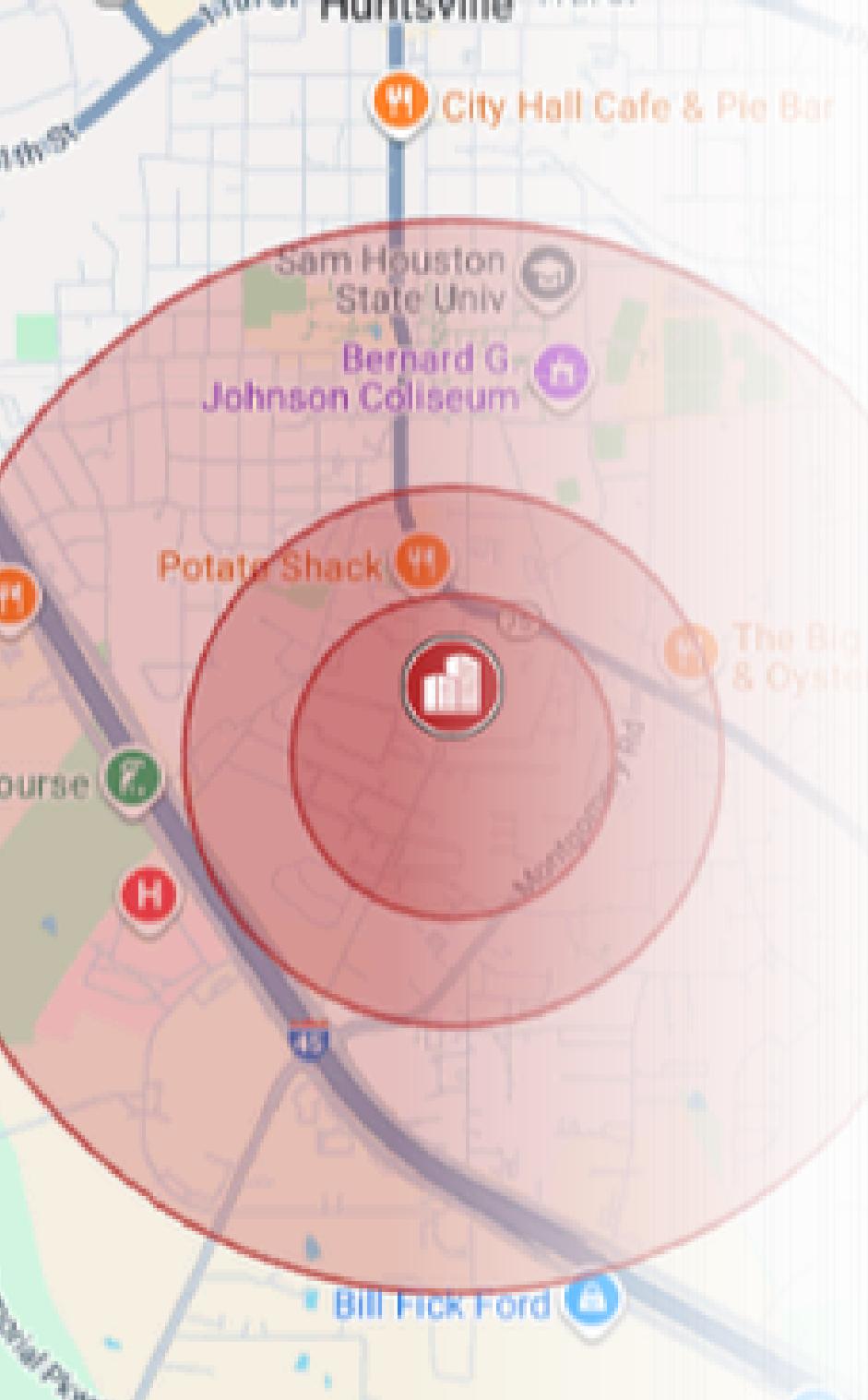


PROPERTY HIGHLIGHTS

For Lease: Class A Office Space with Full Amenities | Huntsville Executive Suites

- Class A office building in central Huntsville, TX
- Shared amenities include a coffee bar, dining hall, and conference room. Tenants may add these features at \$35 per month per amenity or choose full access to all amenities for \$55 per month per office.
- Professional workspace suited for a variety of business types
- Ample on-site parking for tenants and visitors
- Janitorial services included
- High-speed internet available
- Live answering service for enhanced professionalism
- Build-to-suit options to customize your workspace
- Convenient, well-maintained, and business-ready environment



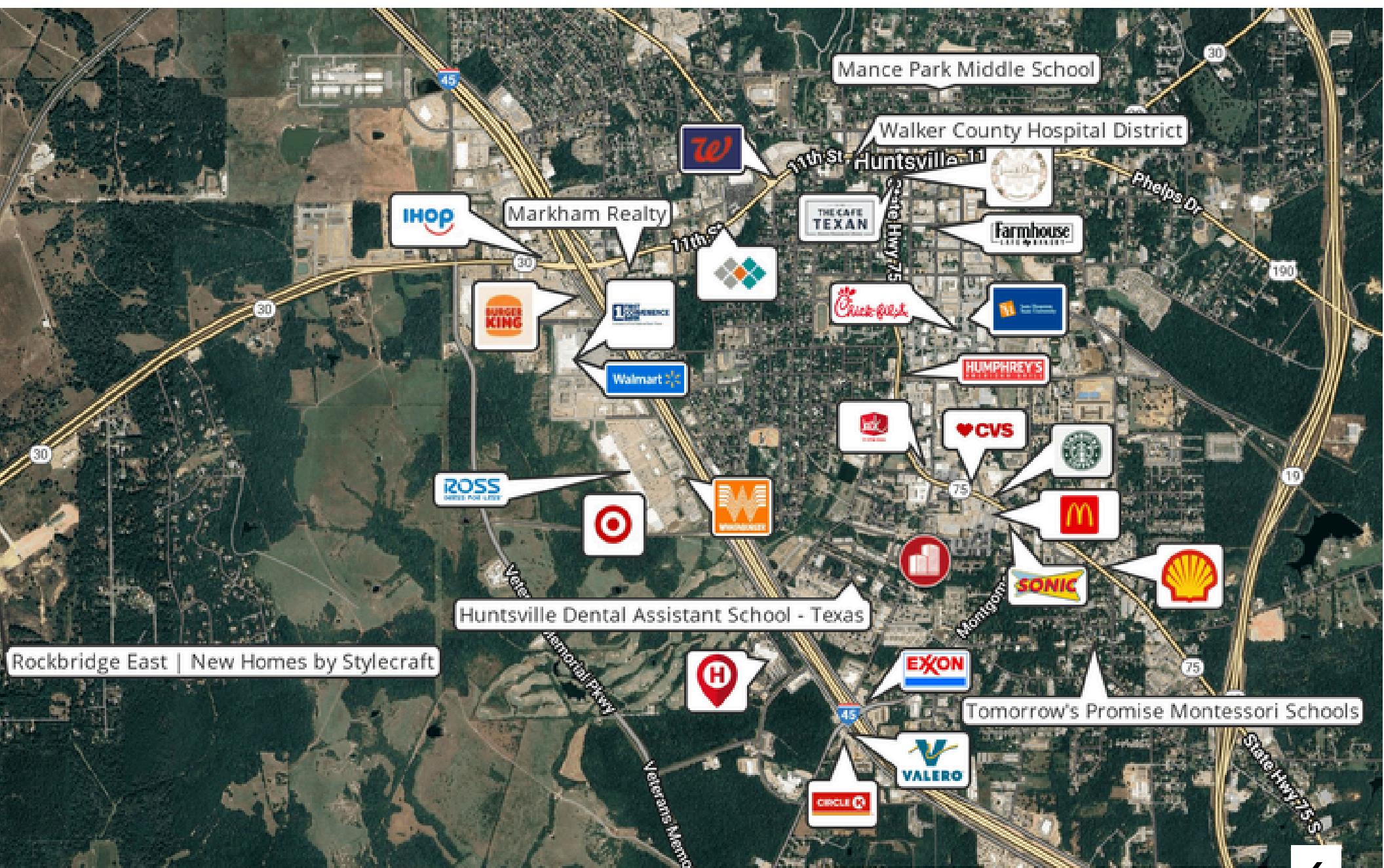


AREA OVERVIEW

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.

	0.3 Miles	0.5 Miles	1 Miles
Total households	1,061	3,422	6,656
Total population	2,056	7,675	16,764
Persons per household	1.9	2.2	2.5
Average household income	\$34,200	\$30,789	\$35,327
Average house value	\$119,626	\$125,943	\$137,907
Average age	30	28	29
Average age male	29	28	28
Average age female	30	28	29

RETAILER MAP





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