

WHITESTONEREIT.COM

2600 S. GESSNER RD. HOUSTON, TX 77063

OFFICE BUILDING FOR LEASE

HEATHER MUELLER

2600 S. GESSNER RD., HOUSTON, TX 77063



PROPERTY DESCRIPTION

Discover the vibrant community surrounding the location, where West Memorial meets Houston's dynamic commercial landscape. Enjoy easy access to prominent business districts, retail centers, and dining hotspots. Within minutes, find yourself immersed in the thriving energy of Houston's bustling economy. The property resides near notable landmarks such as the Galleria, Uptown Park, and CityCentre, offering an abundance of dining, shopping, and entertainment options for the discerning professional. With a prime location at your fingertips, experience the perfect blend of work and play in one of Houston's most sought-after districts.

PROPERTY HIGHLIGHTS

- Customizable Turnkey Office Suites perfect for any business size. Available Covered Parking and Controlled access for greater security and peace of mind.
- Collab, Create, and Grow with Multiple Conference Rooms, Tesla Interview Room, Private Offices, and Training Rooms.
- Dedicated Ownership and Property Management on-site for excellent service and easy move-in.
- Whole world of convenience lives within, from new Tesla Service Center, prime eateries, prestige shopping, to wellness all within minutes.



OFFERING SUMMARY

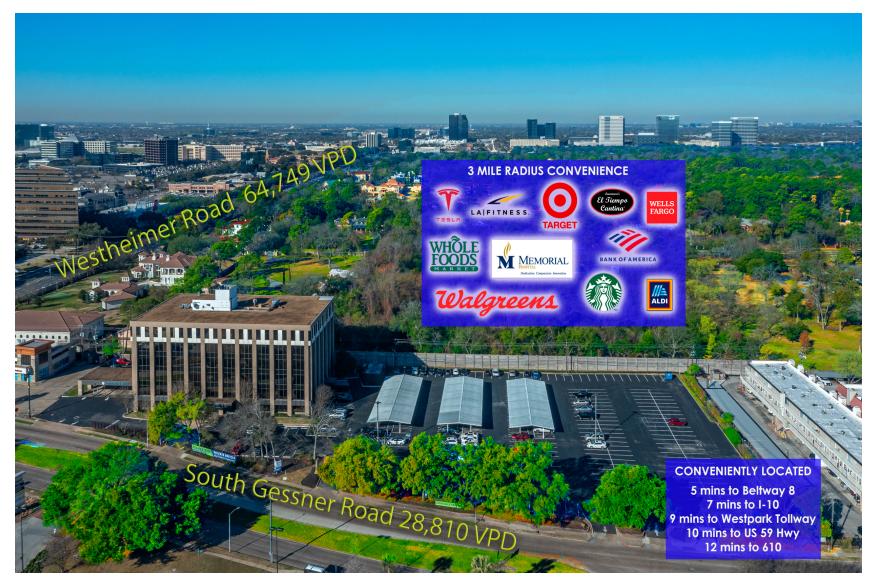
Available SF:	7,110 - 17,408 SF
Building Size:	106,310 SF
Vehicles Per Day:	64,749 via Westheimer
	28,810 via South Gessner
Major Tenants:	Lone Star Bank, Trinity Dental, Whitestone REIT, CUBExec, Five Star Merchant

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$76,389	\$80,161	\$76,695
Total Population	19,872	170,764	499,074
Total Households	10,471	74,970	199,257

HEATHER MUELLER



2600 S. GESSNER RD., HOUSTON, TX 77063



HEATHER MUELLER

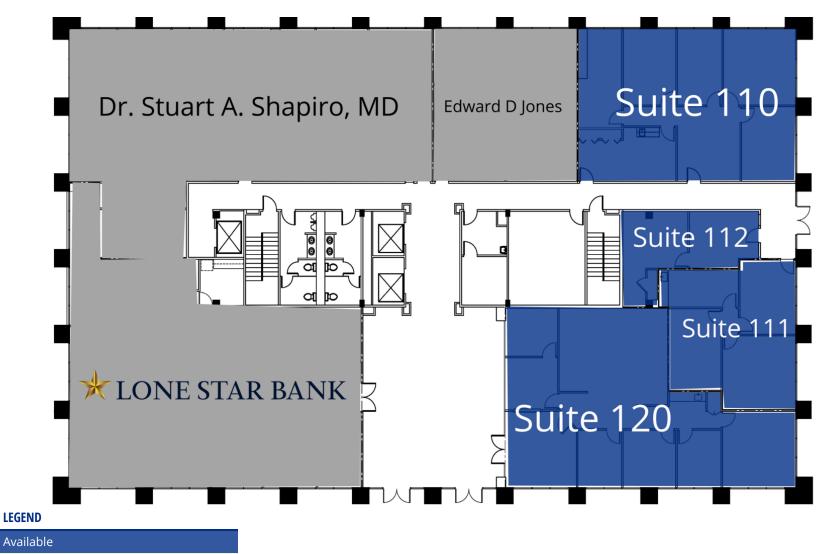
hmueller@whitestonereit.com p: 832.367.0724

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to france. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarante or varranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do avail to the accuracy. This size plan shows the approximate location, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarante or varranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do avail to the stabule doctored to a subject to forter read or withdrawal of the property form their subject to forter read or withdrawal of the property form their subject to forter read or withdrawal of the property form their subject to forter read or withdrawal of the property form their subject to forter read or withdrawal of the property for their stabule doctor stabule subject to forter read or withdrawal of the property form their subject to forter read or withdrawal of the property form their subject to forter read or withdrawal any time without notice.





LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



Unavailah

HEATHER MUELLER

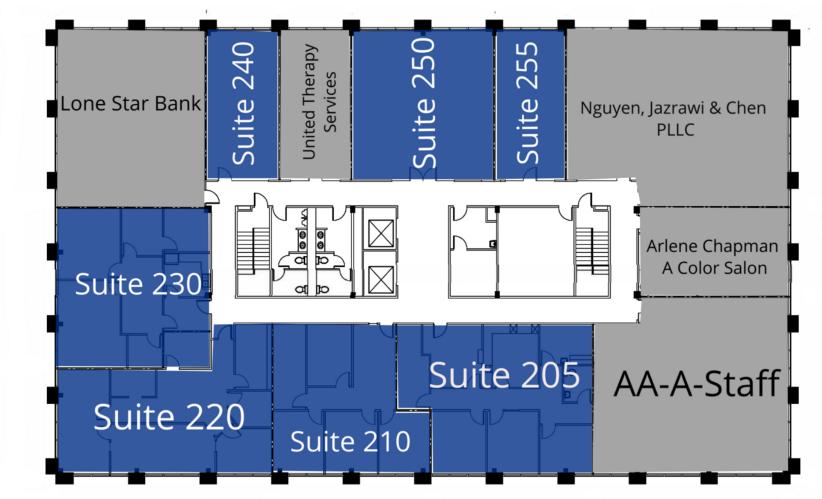
hmueller@whitestonereit.com p: 832.367.0724

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the site and relationship of the stores and common areas generally, all of which are subject to charging. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls do or traffic controls do or their absolute discretion. Availability of this property for arm is subject to charge, and its norm is any partice and deletions as the architect, landlord, or any governmental agent may after or determine in their absolute discretion. Availability for rental or writhdrawal of the property from the market at any as any governmental agent may after or determine in their absolut discretion. Availability for rental or writhdrawal of the property from the market at any as any governmental agent may after or determine in their absolut discretion. Availability for rental subject to charge, additions, and deletions as the architect, landlord, or any governmental agent may after or determine in their absolut discretion. Availability for rental subject to charge and their as assolut discretion. Availability for their subject to charge and their assolut discretion. Availability for their subject to charge and their assolut discretion. Availability for their subject of their assolut discretion. Availability for their subject of their property for their subject of their subject





LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



LEGEND

 \checkmark

Available

Unavailable

HEATHER MUELLER

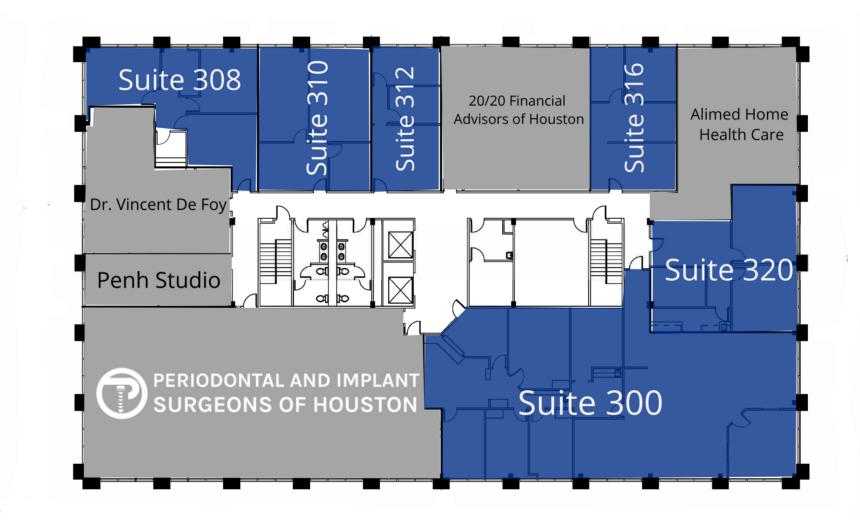
hmueller@whitestonereit.com p: 832.367.0724

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of lenants, parking spaces, guare footage, curb-cuto straffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location; identity or preserve of any tenant, the suite number, address, or that any parking spaces, curb-cuto straffic controls shall not be deemed to be a representation, guarantee or warranty as to size. location; identity or preserve of any tenant, the suite number, address, or that any parking spaces, curb-cuto straffic controls shall not be deemed to be a representation, guarantee or warranty as to size. location; identity or preserve of any tenant, the suite number, address, or that any parking spaces, curb-cuto straffic controls shall not be deemed to be a representation, guarantee or warranty as to size. location; identity or preserve of any tenant, the suite number, address, or that any parking spaces, sub-cutos straffic controls shall not be deemed to be a representation, guarantee or warranty as to size. location; identity or preserve of any tenant, the suite number, address, or that any parking spaces. Sub-cuto-size straffic the size and relations shall have been without notice.





LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



LEGEND

 \checkmark

Available

Unavailable

HEATHER MUELLER

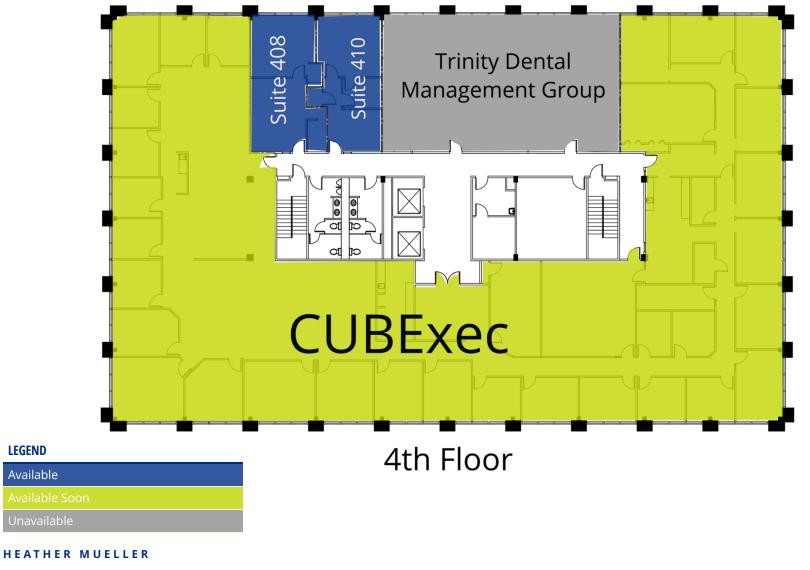
hmueller@whitestonereit.com p: 832.367.0724

Any figures set forth herein are for illustrative purposed only and shall note bedeemed a representation by Landlord of their accurancy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the site and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, out-ocuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of updatent areas, tenants, parking spaces, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent all or whithrawal of the property formative traffic controls of any environmental environment areas and is a soluted or traffic controls of any environment areas and is a soluted or traffic controls of the or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent all or whithrawal of the property from their any environment areas and is a soluted or traffic controls and any environment areas and their and that any environment areas and the property formative traffic and the property formativ





LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



hmueller@whitestonereit.com p: 832.367.0724

LEGEND

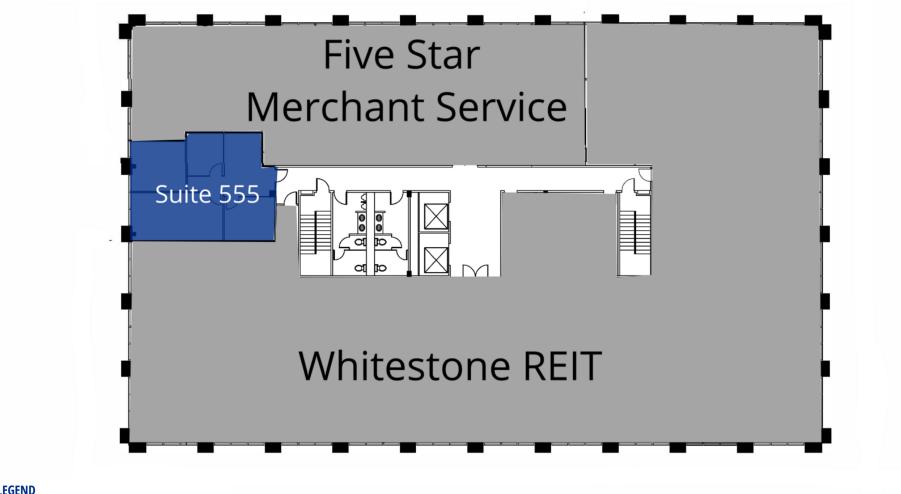
Available

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this properly for rent is subject to prior rental or withdrawal of the property from the market at any time without notice





LARGE TO SMALL OFFICE SPACE FOR RENT. PRIVATE OFFICES FOR LEASE



LEGEND

Available

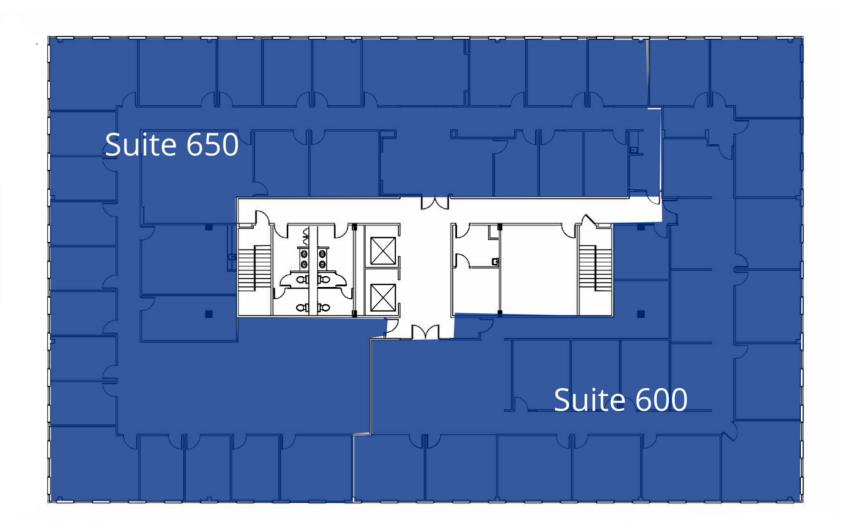
HEATHER MUELLER

hmueller@whitestonereit.com p: 832.367.0724

WHITESTONE REIT WHITESTONEREIT.COM

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of lenants, parking spaces, square lobage, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this properly for rental or withdrawal of the property from the market at any time without notice

LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



LEGEND

 \checkmark

Available

HEATHER MUELLER

hmueller@whitestonereit.com p: 832.367.0724

Any figures set forth herein are for illustrative purposed only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which as ubject to thange. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any femant, the suite number, address, or that any parking spaces, square (so the string squares, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any femant, the suite number, address, or that any parking spaces, square-cuts are stringert of henges, address, and ideletions as its entited, tandlerdi, or any genering and adgreent maint assolute discretions. Availability of the stores are subject to forine relation withdrawal of the property from the market at any time without notice.



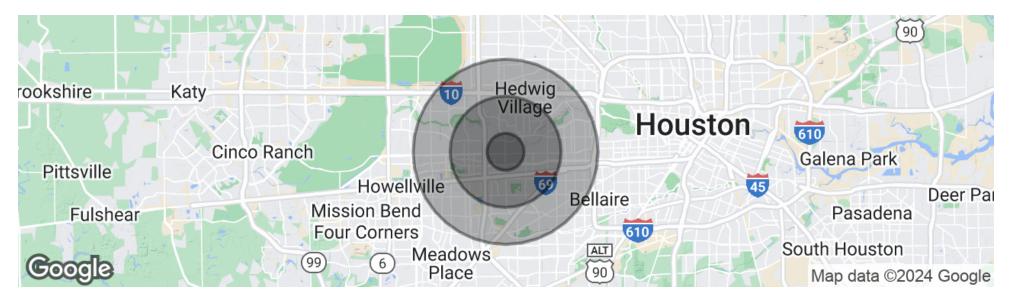
2600 S. GESSNER RD. HOUSTON, TX 77063



HEATHER MUELLER



OFFICE | LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE HOUSTON | 2600 S. GESSNER RD., HOUSTON, TX 77063



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,872	170,764	499,074
Average age	36.6	34.6	33.6
Average age (Male)	35.1	34.1	33.1
Average age (Female)	38.2	35.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,471	74,970	199,257
# of persons per HH	1.9	2.3	2.5
Average HH income	\$76,389	\$80,161	\$76,695
Average house value	\$390,050	\$358,746	\$314,606

* Demographic data derived from 2020 ACS - US Census

HEATHER MUELLER

 \checkmark

