

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**

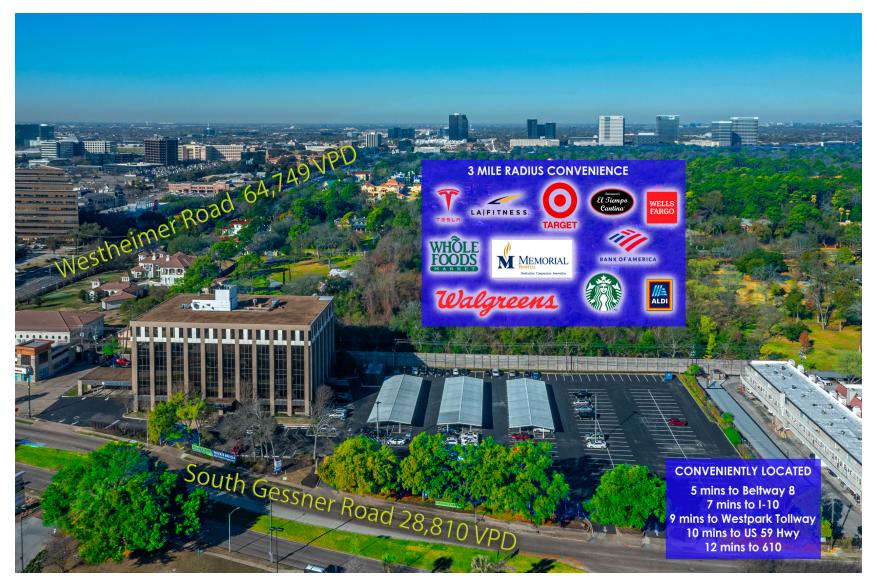
Available SF:	7,110 - 17,408 SF
Building Size:	106,310 SF
Vehicles Per Day:	64,749 via Westheimer
	28,810 via South Gessner
Major Tenants:	Lone Star Bank, Trinity Dental, Whitestone REIT, CUBExec, Five Star Merchant

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

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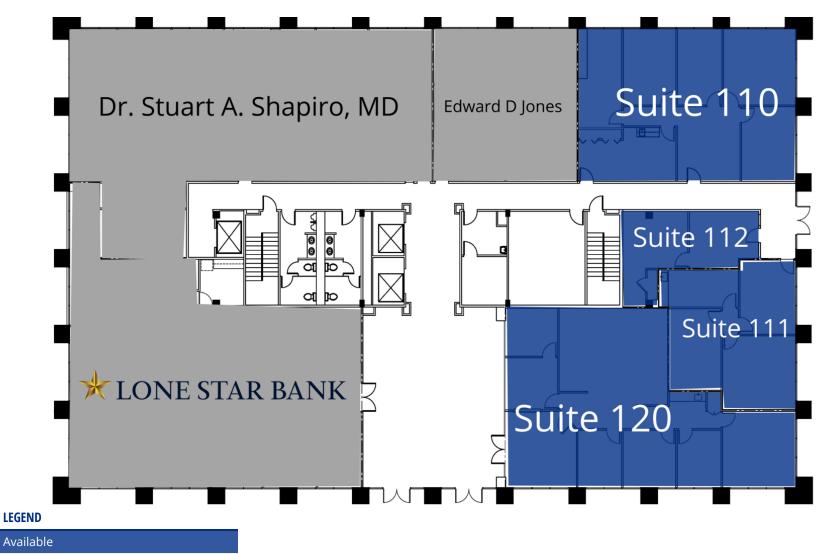
#### hmueller@whitestonereit.com p: 832.367.0724

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.





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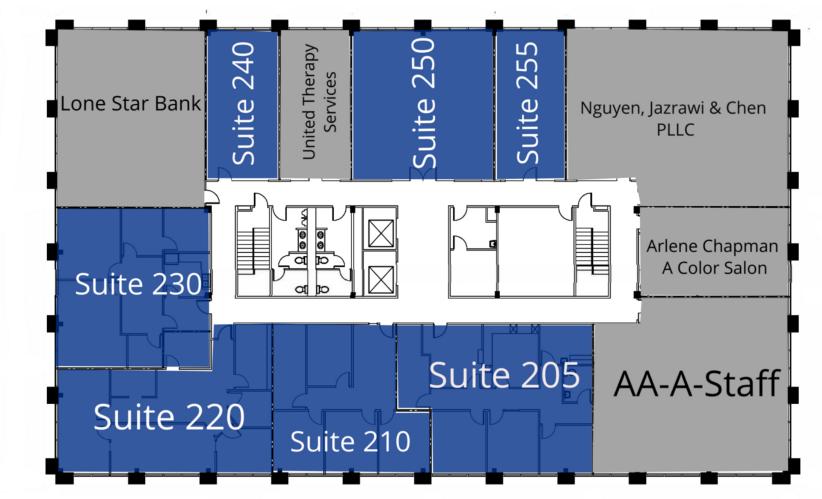
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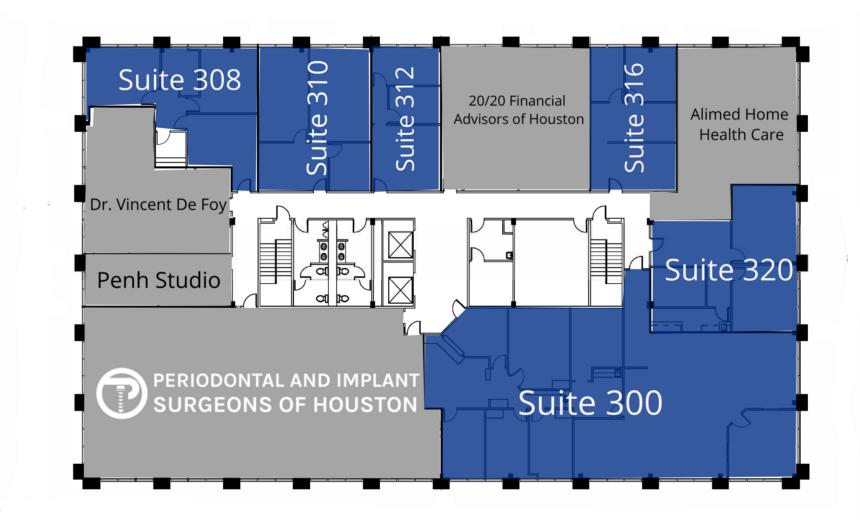
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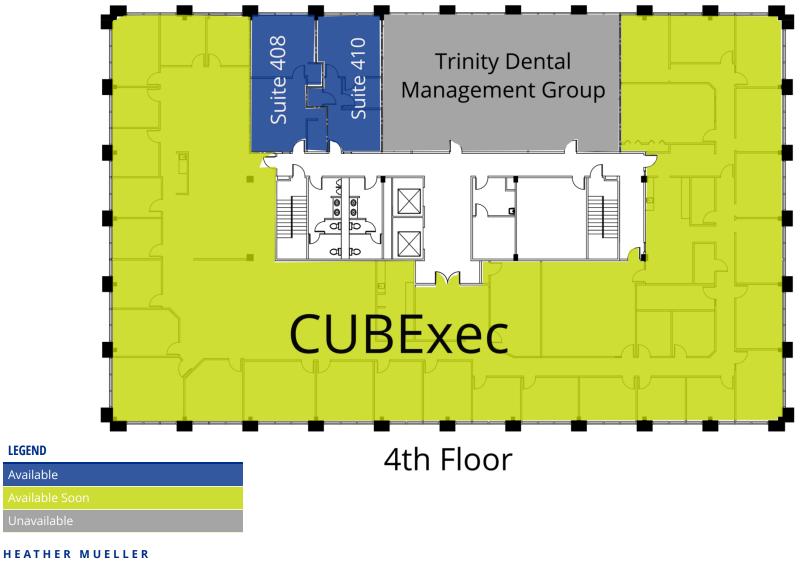
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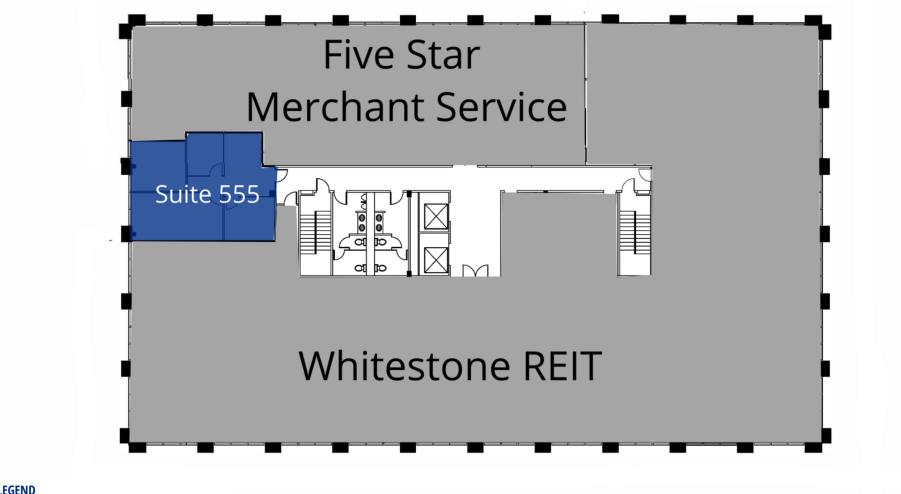
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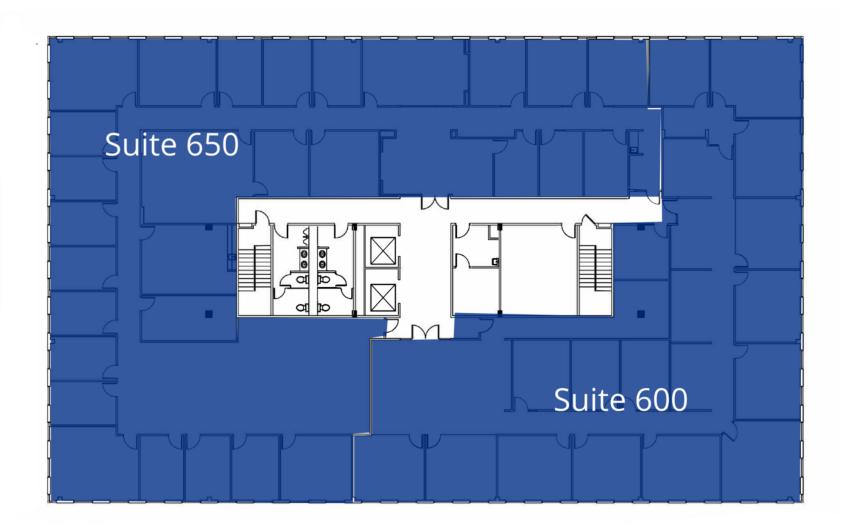
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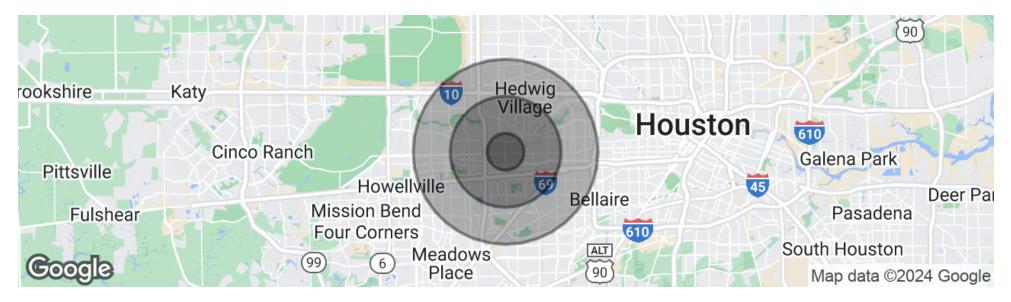
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,872	170,764	499,074
Average age	36.6	34.6	33.6
Average age (Male)	35.1	34.1	33.1
Average age (Female)	38.2	35.7	34.3

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

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