

OFFICE SPACE FOR LEASE/INVESTMENT

**8945 LONG POINT RD
HOUSTON, TEXAS 77055**



8945 Long Point Road is approximately 50,000 square feet situated on 2.75 acres. It was built in 1979 and underwent extensive renovation in 2013. The building is located in the Spring Branch area with easy access to I-10 and US-290 and is in close proximity to restaurants, banks and other services. This gated property provides it's tenants with many amenities including a large shared conference room, key-card access and indoor gym as well as a regulation lighted pickleball court.

**CONTACT
DETAILS**

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AVAILABLE SPACE

- ✓ Approx. 12,500 sq. ft.
- ✓ Located on the 1st floor
- ✓ Access control to the space from the interior and exterior of the building
- ✓ Private restrooms
- ✓ Majority open concept space
- ✓ Supplemental HVAC for 24 hour service available for portion of the space
- ✓ Additional electrical including Automatic Transfer Switch (ATS)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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