

# FOR LEASE



## Office Space

12603 Southwest Fwy  
Stafford, TX 77477

LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)



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### PROPERTY DESCRIPTION

This beautiful, six-story modernized office building's prominent location along The Southwest Freeway provides outstanding visibility and immediate access to Houston's extensive transportation network via Sam Houston Parkway, Hwy 90, and the Westpark Tollway. The Property is proximate to numerous existing and future amenities including the Fountains Shopping Center, several nearby restaurants, hotels, and master-planned neighborhoods. In addition, just imagine your new office across from "The Grid!" The Grid is a multi-phased, mixed-use development with hotels, apartments and a spate of shops, restaurants and entertainment venues and mid-century modern buildings, all on the 192-acres, located across Kirkwood enabling the property to be the most walkable asset in the submarket.



### For More Information

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**713.325.4112**

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### PROPERTY HIGHLIGHTS

- Located across the street from The GRID, a mixed-use development.
- The building is prominently located near the Fountains Shopping Center.
- Close to restaurants, hotels, and more.
- Updated common areas and featuring a beautiful courtyard with bench seating.
- Excellent visibility and access off of the heavily trafficked Southwest Freeway.
- On-site leasing and management.
- 24-hour key card access, and adjacent garage parking.
- There is a city property tax exemption in place for this property.



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## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 411	3,655 SF - 6,982 SF	\$24.00
Suite 415	3,327 SF - 6,982 SF	\$24.00
Suite 500	1,802 SF	\$24.00
Suite 530	1,011 SF	\$24.00
Suite 550	2,451 SF	\$24.00
Suite 552	992 SF	\$24.00
Suite 572	1,682 SF	\$24.00
Suite 600	2,268 SF - 7,366 SF	\$24.00
Suite 660	1,628 SF	\$24.00
Suite 685	1,482 SF - 7,366 SF	\$24.00
Suite 688	1,734 SF - 7,366 SF	\$24.00
Suite 695	1,882 SF - 7,366 SF	\$24.00

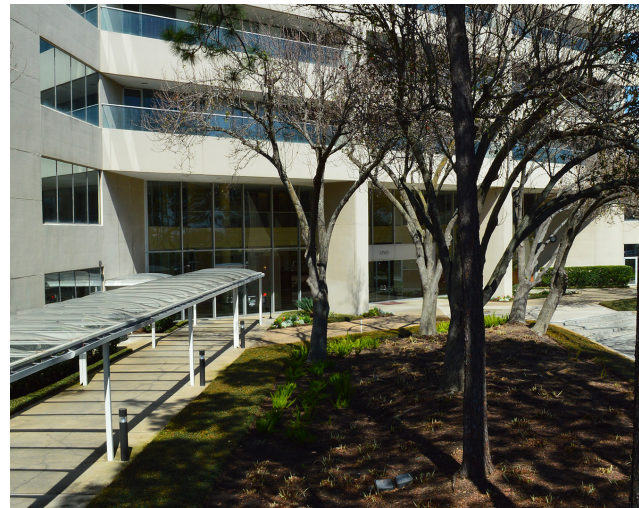
Availability





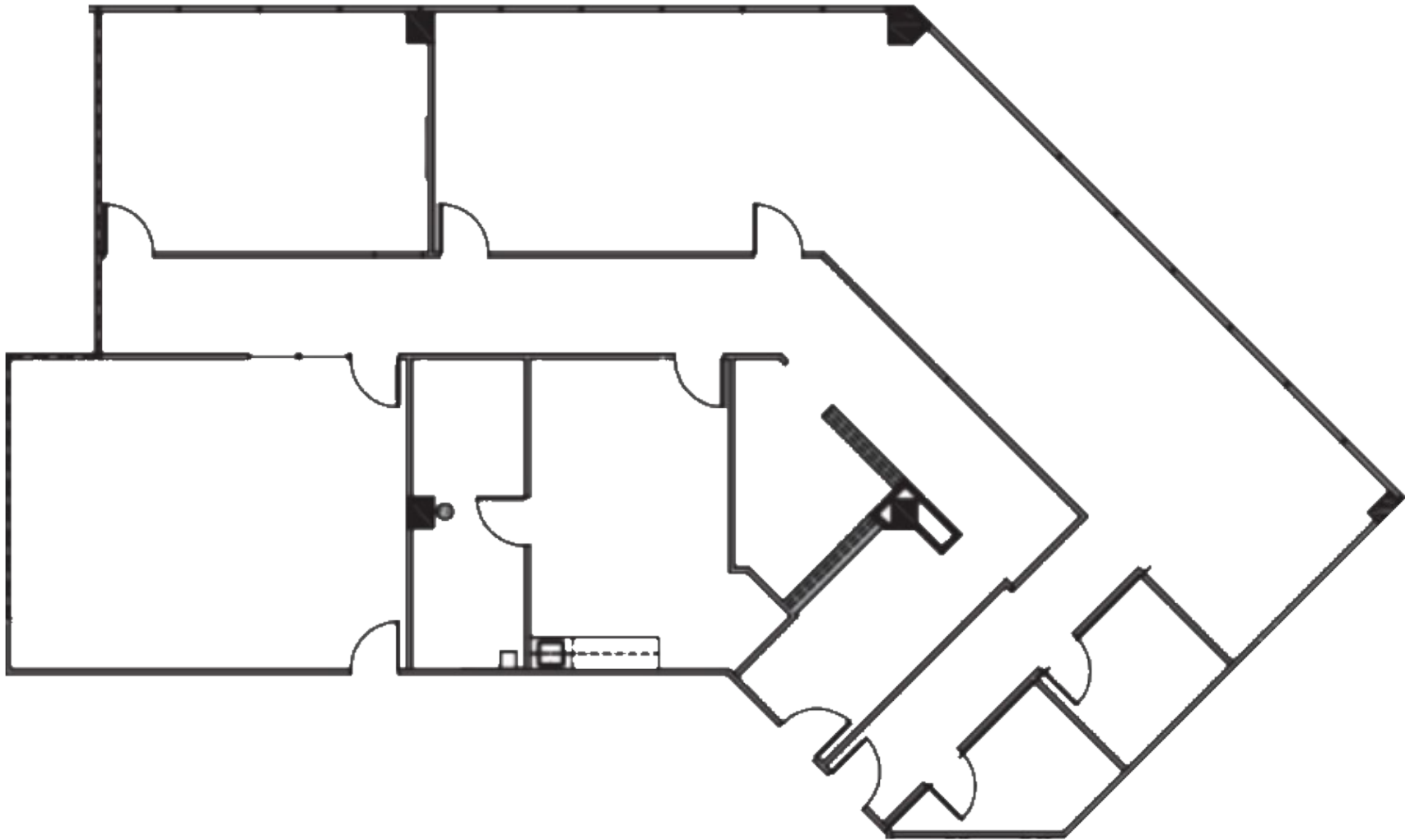
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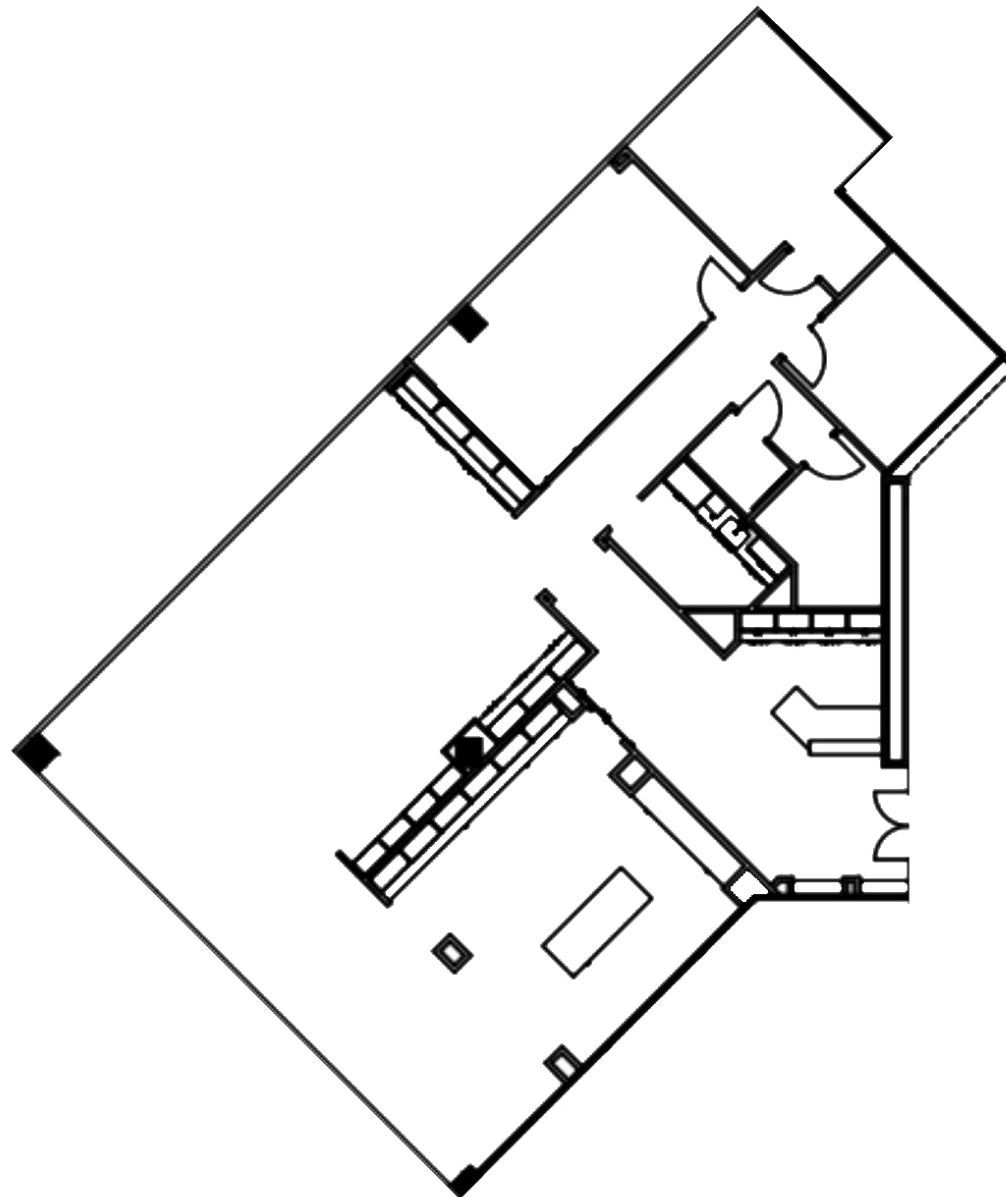
## Photos





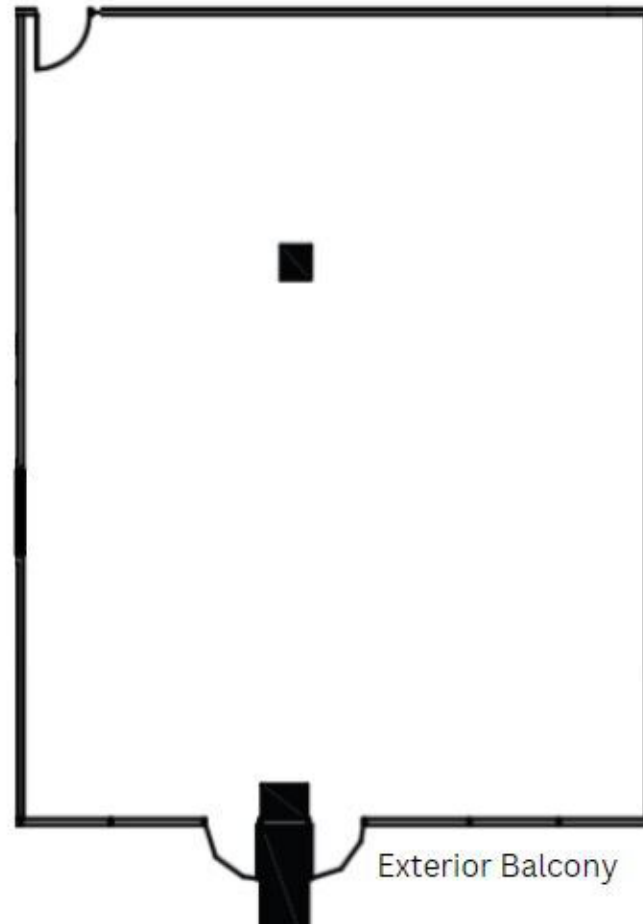
Suite 411  
3,655 SF





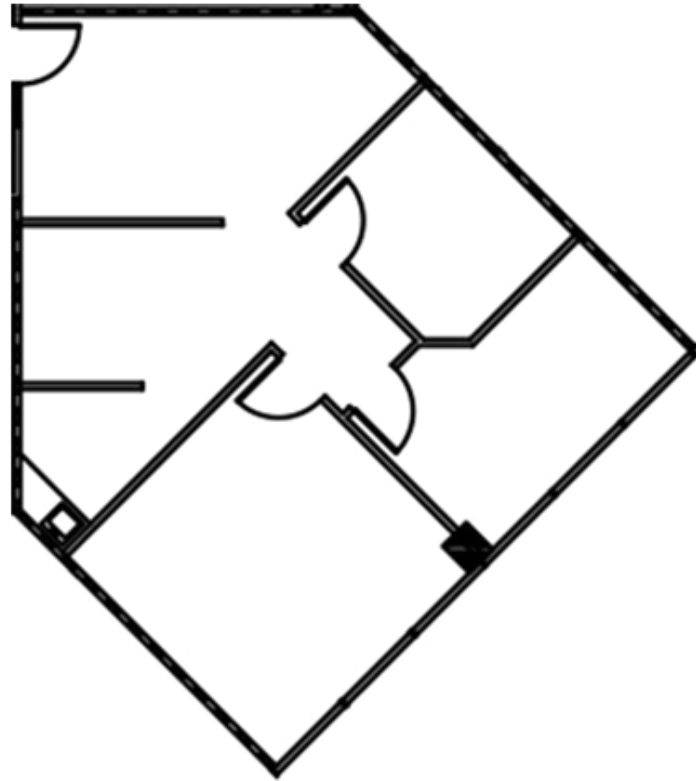
**Suite 415**  
**3,327 SF**





**Suite 500**  
**1,802 SF**



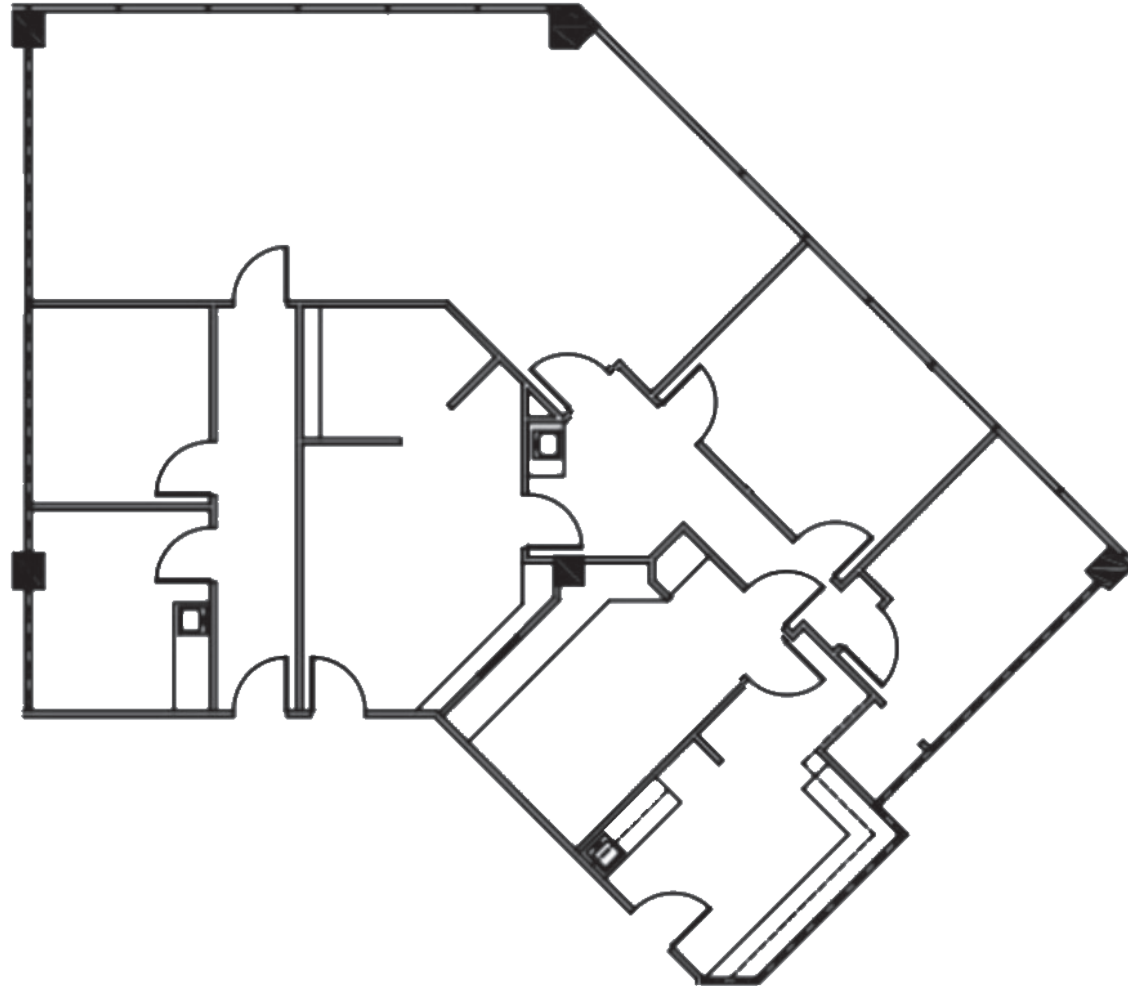


Suite 530  
1,011 SF



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# FLOOR PLAN

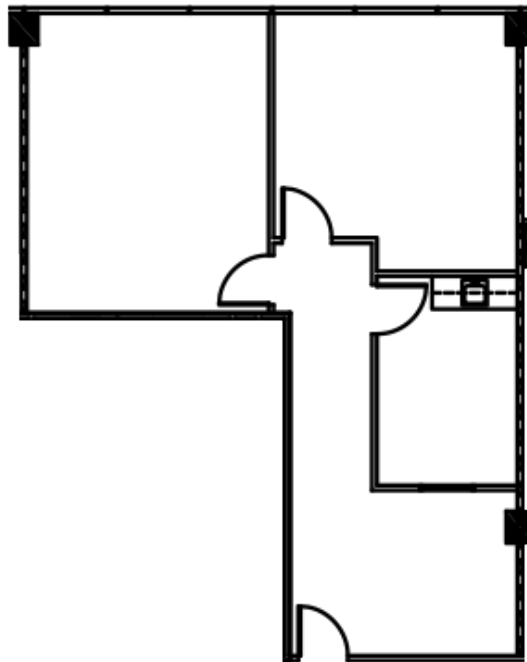


Suite 550  
2,451 SF



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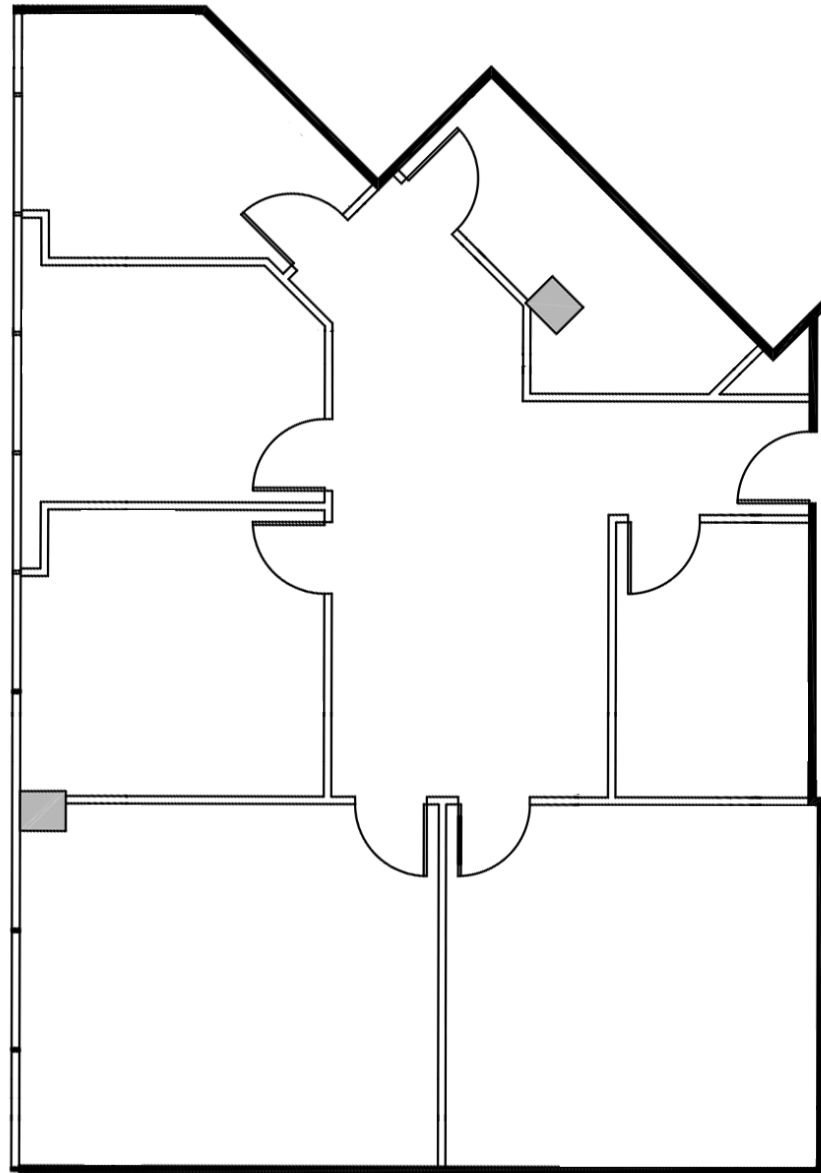
FOR LEASE



Suite 552  
992 SF

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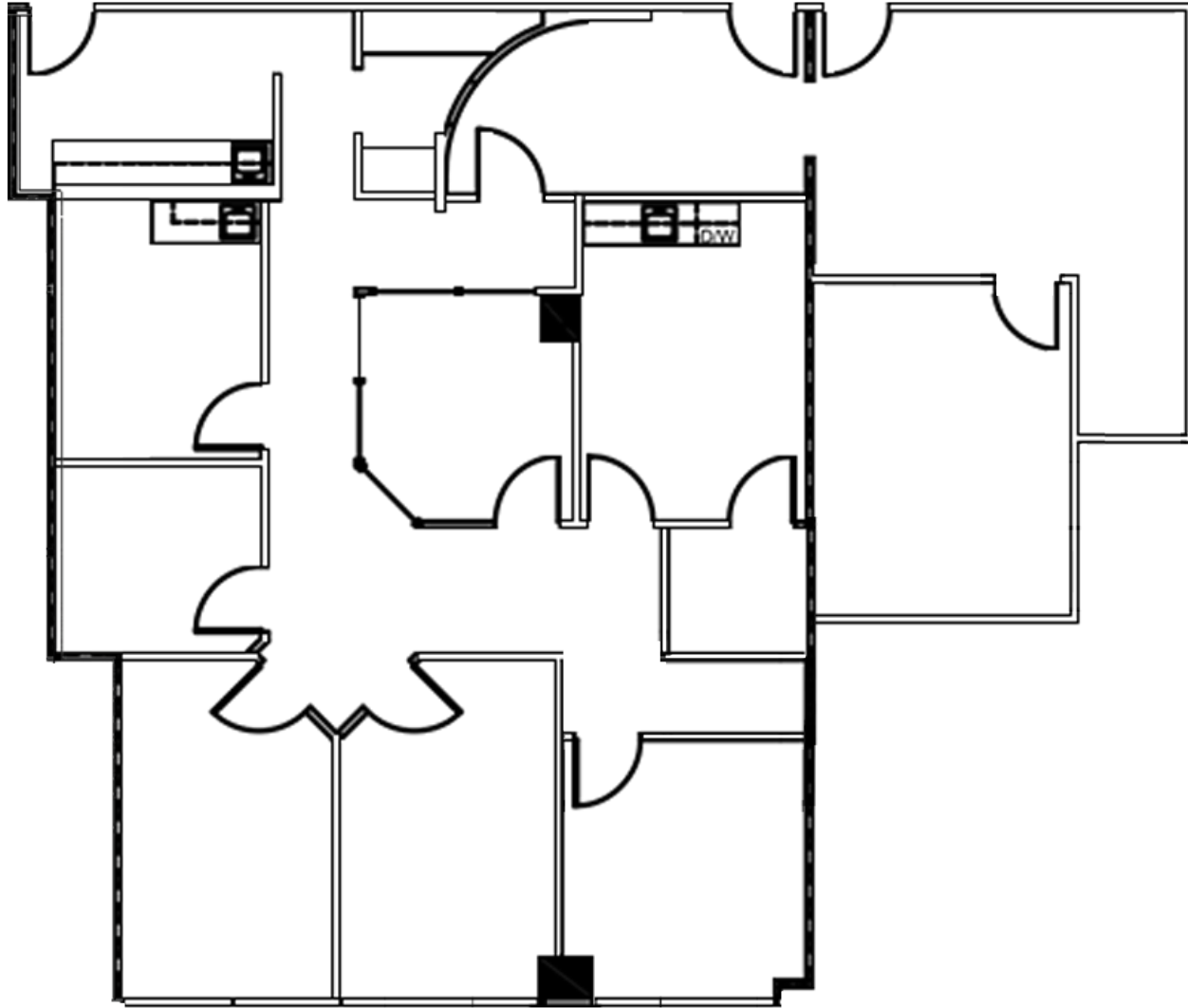


Suite 572  
1,682 SF



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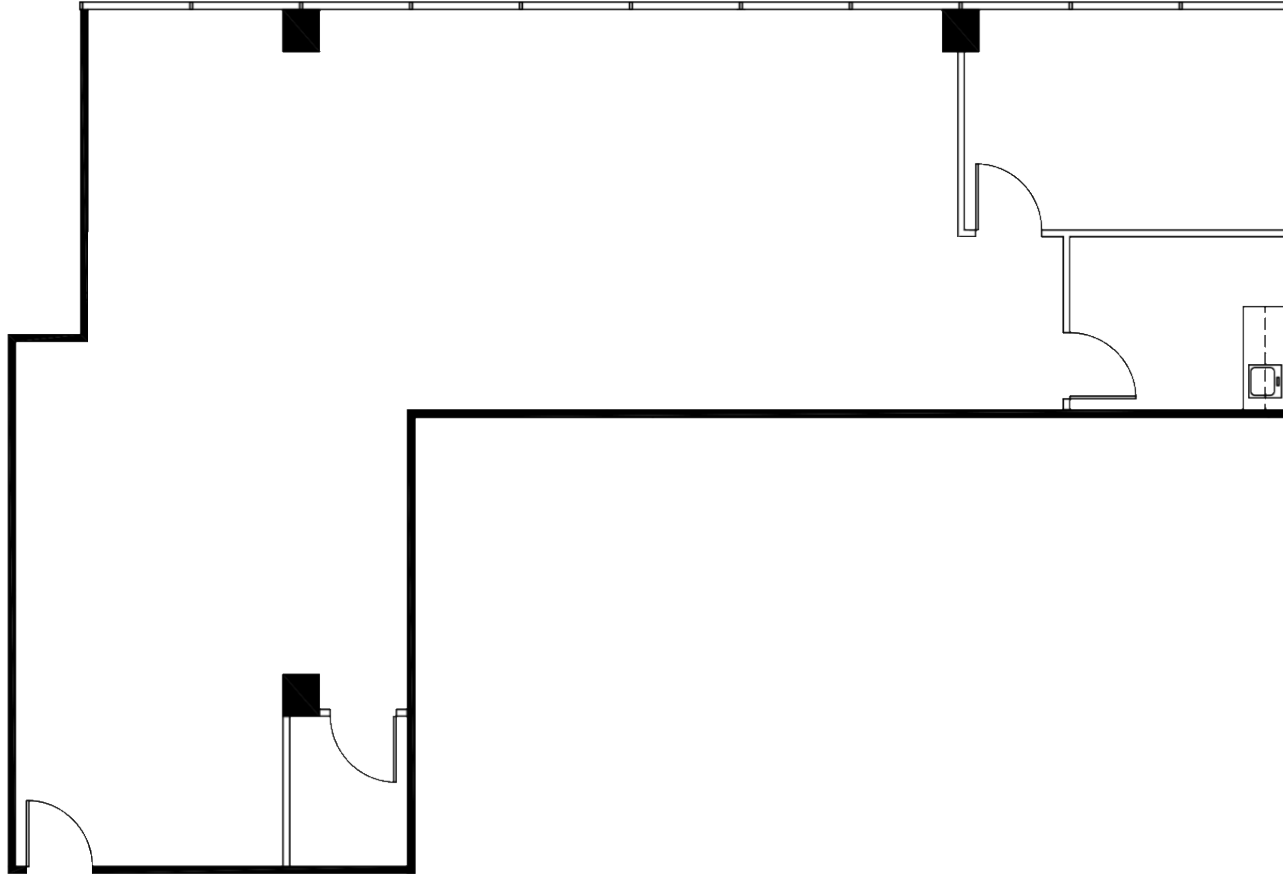
FOR LEASE



Suite 600  
2,268 SF

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FOR LEASE

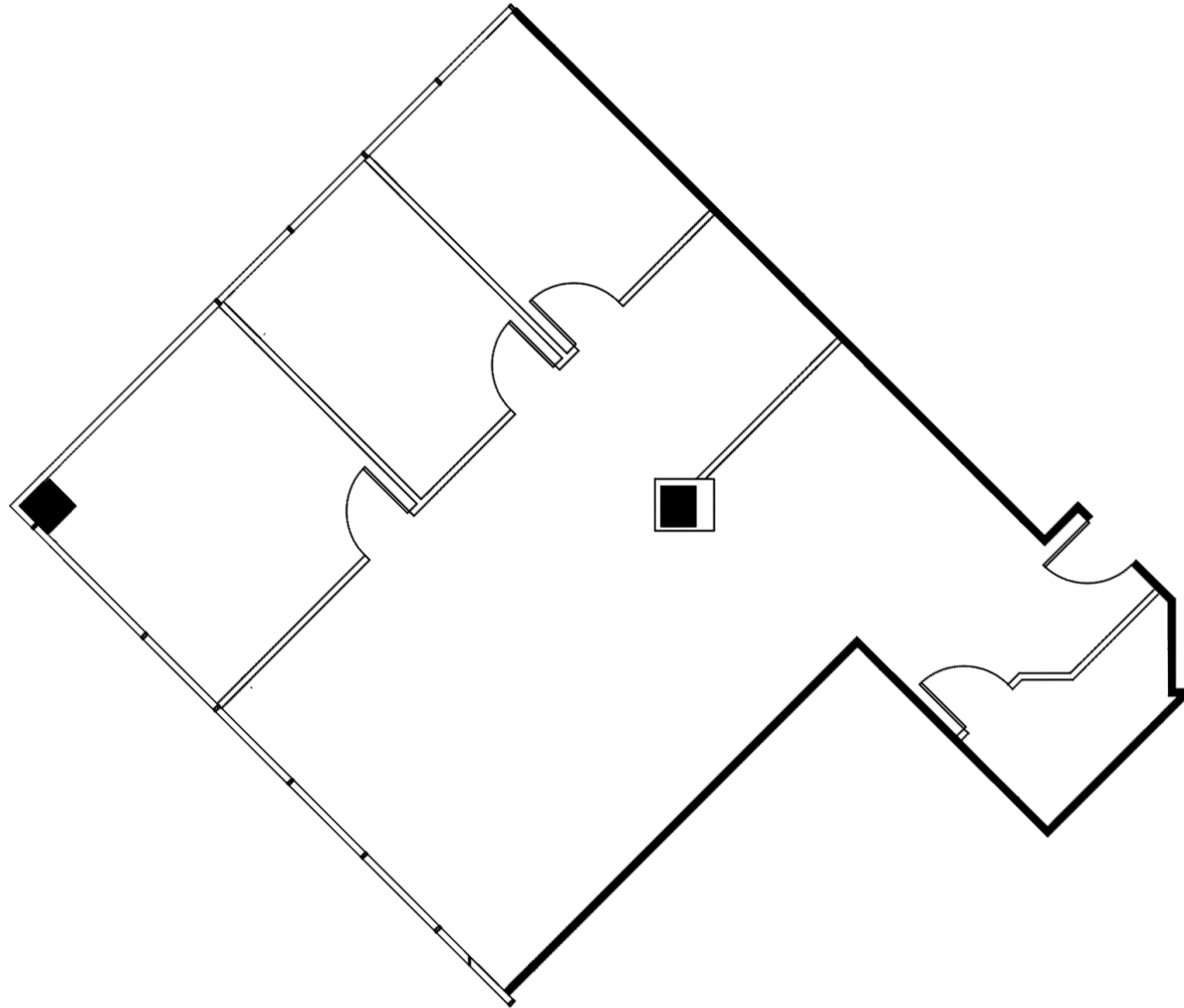


Suite 660  
1,628 SF



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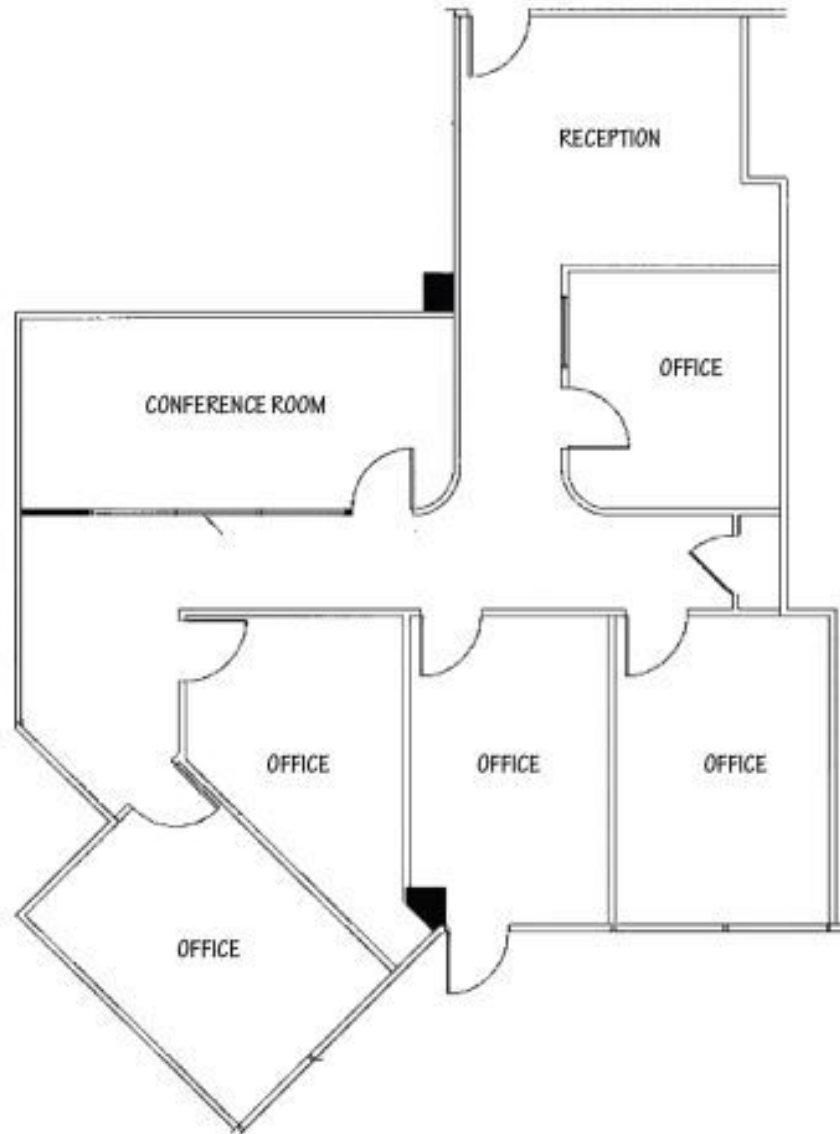
FOR LEASE



Suite 685  
1,482 SF

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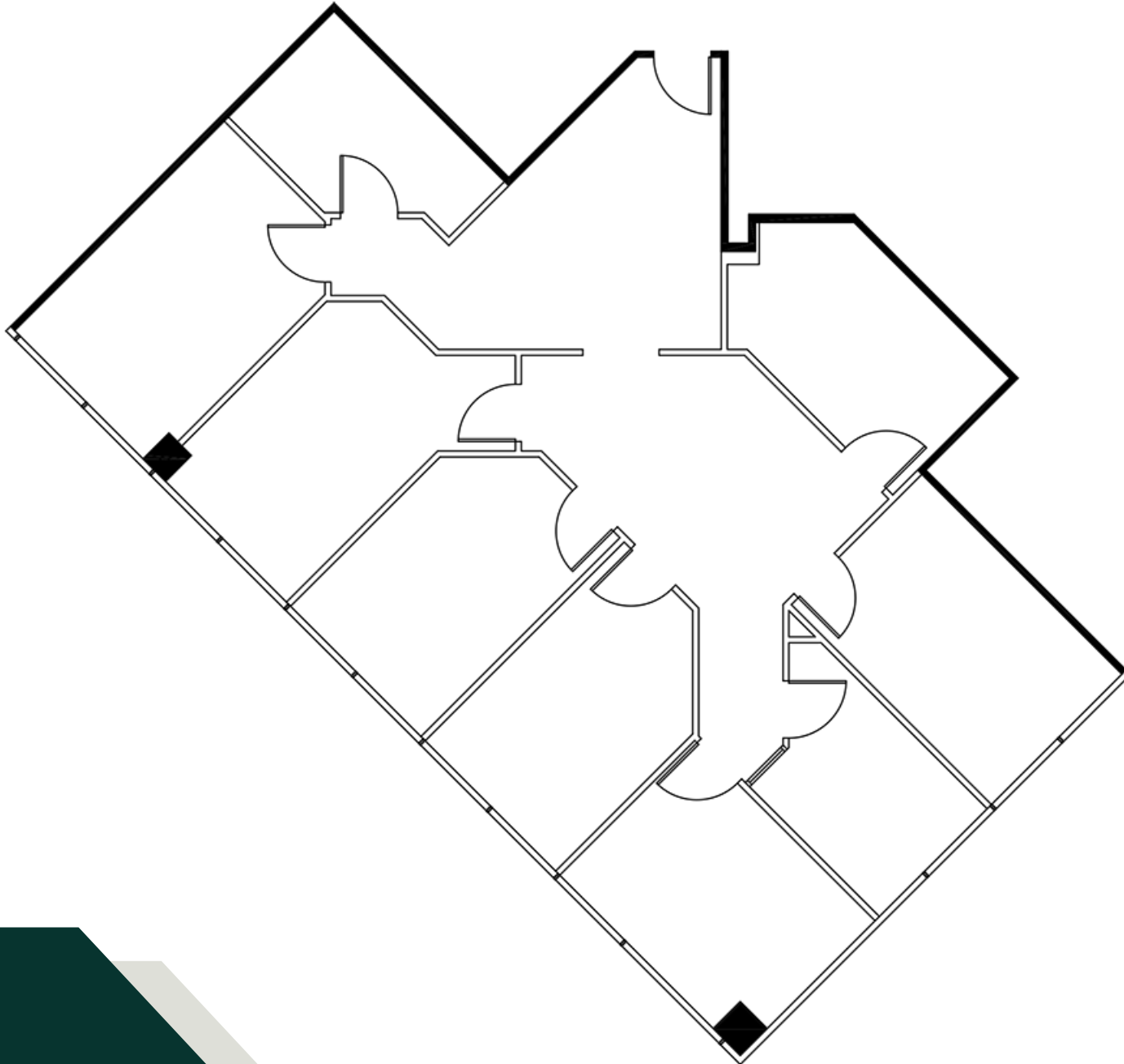


Suite 688  
1,734 SF



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Suite 695  
1,882 SF





