

FOR LEASE

13,545 SF Climated Controlled Showroom

6358 PINEMONT DR
HOUSTON, TX 77092

Lindsey's
Office Furniture

Table of Contents



6358 PINEMONT DR

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from PropNex Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PropNex Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PropNex Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PropNex Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PropNex Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PropNex Realty in compliance with all applicable fair housing and equal opportunity laws.

Property Information

SECTION 1

Lindsey's
Office Furniture

PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | PropNexUSA.com

DAVID WANG. CCIM SIOR

CEO

832.913.5188

David.Wang@PropNexUSA.com

Property Summary

6358 PINEMONT DR



PROPERTY DESCRIPTION

Property Type: Industrial / Flex / ShowRoom
Building SF: ±13,545 SF
Office SF: ±3,730 SF
Showroom SF: ±9,815 SF
Climate Controlled Showroom:
6 units Window air conditioners & Fans
Clear Height 19 Feet
Power: 3 phase/ 240 volts
Two (2) 8' x 8' grade-level doors
One (1) 14' x 16' grade-level door
Available: October, 2024
Asking Rate: Base Rent \$0.80 SF/ month + NNN: \$0.30 SF/ month

OFFERING SUMMARY

Lease Rate:	\$0.80 PSF + NNN\$0.30 PSF
Number of Units:	1
Available SF:	13,545 SF
Lot Size:	1.75 AC
Building Size:	13,545 SF

DEMOGRAPHICS	1 MILE	3 MILES	8 MILES
Total Households	7,075	52,117	350,820
Total Population	18,670	138,972	884,749
Average HH Income	\$66,624	\$77,724	\$112,145

Complete Highlights

6358 PINEMONT DR



Location Information

SECTION 2

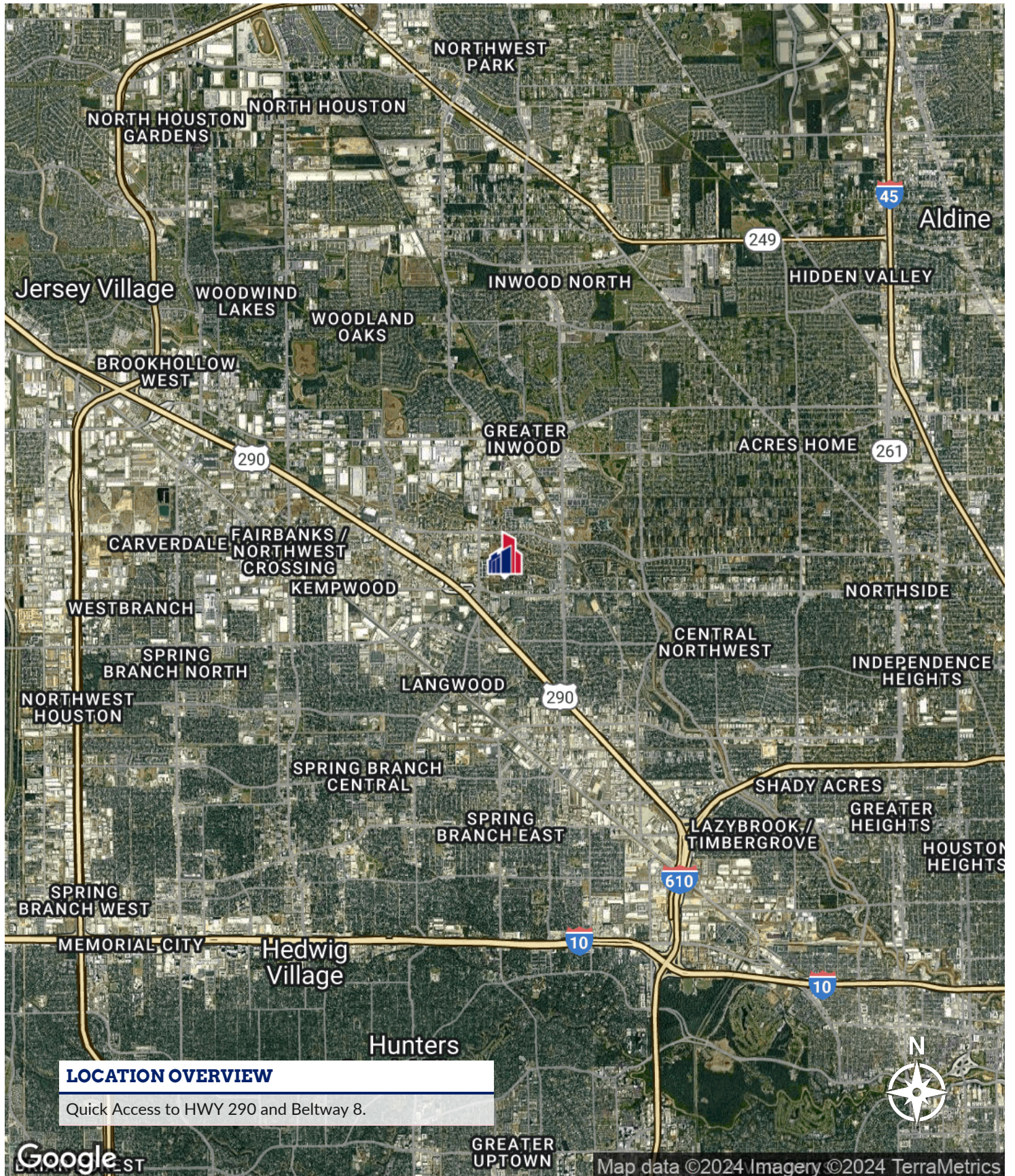
Lindsey's
Office Furniture

PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | PropNexUSA.com

DAVID WANG. CCIM SIOR
CEO
832.913.5188
David.Wang@PropNexUSA.com

Regional Map

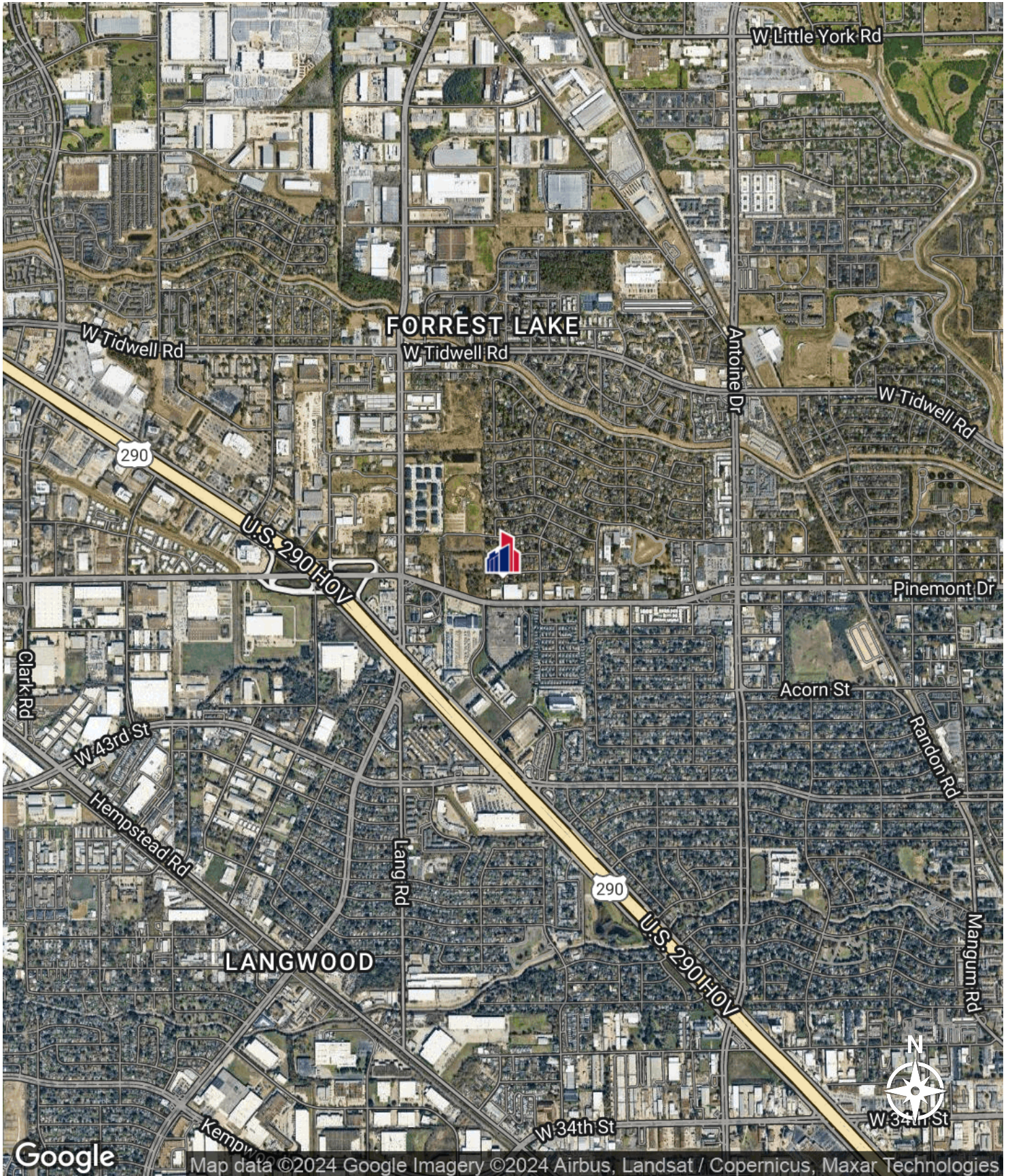
6358 PINEMONT DR



LOCATION OVERVIEW
Quick Access to HWY 290 and Beltway 8.

Location Map

6358 PINEMONT DR



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Aerial Map

6358 PINEMONT DR



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

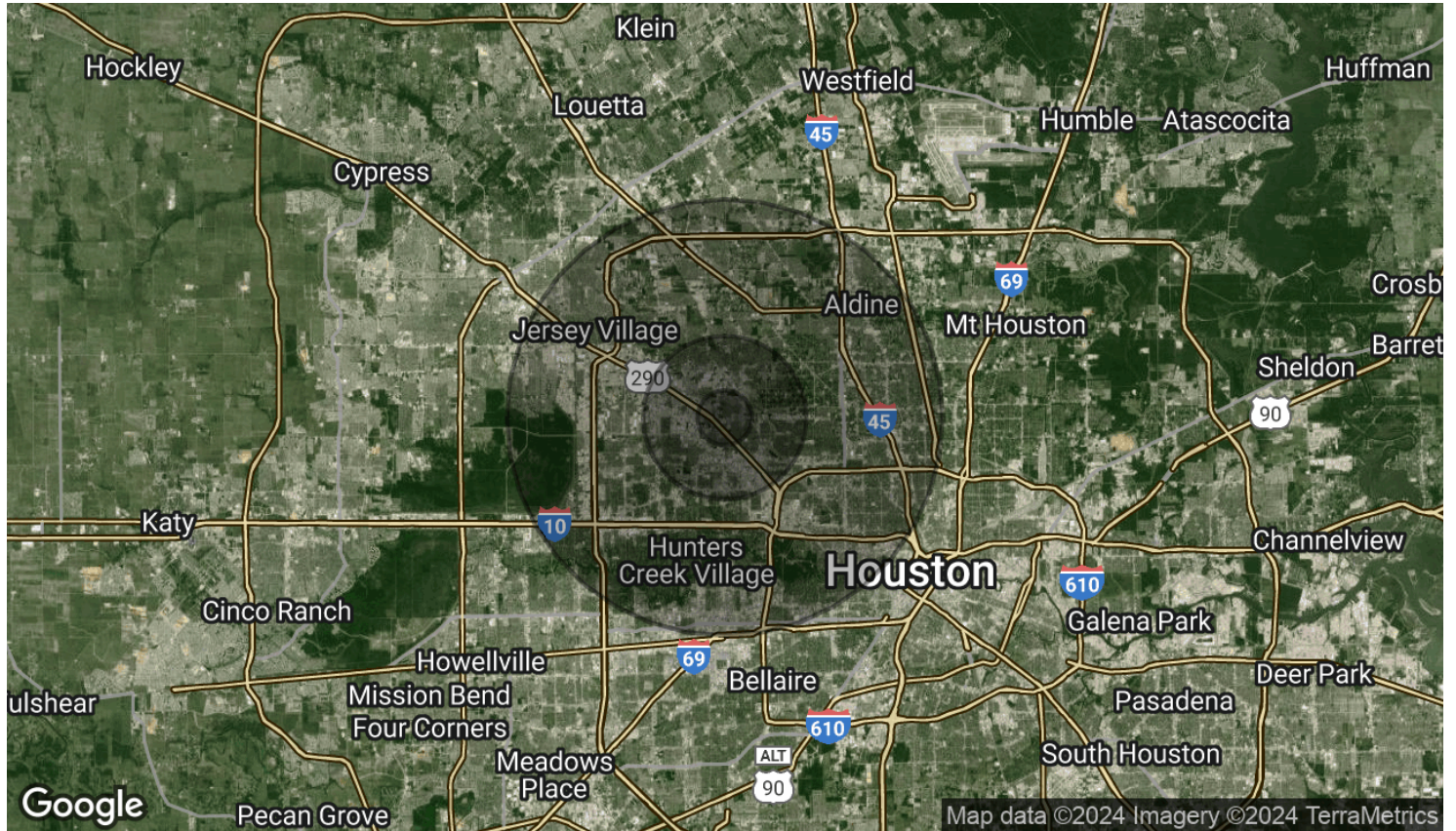
Demographics

SECTION 3

Lindsey's
Office Furniture

Demographics Map & Report

6358 PINEMONT DR



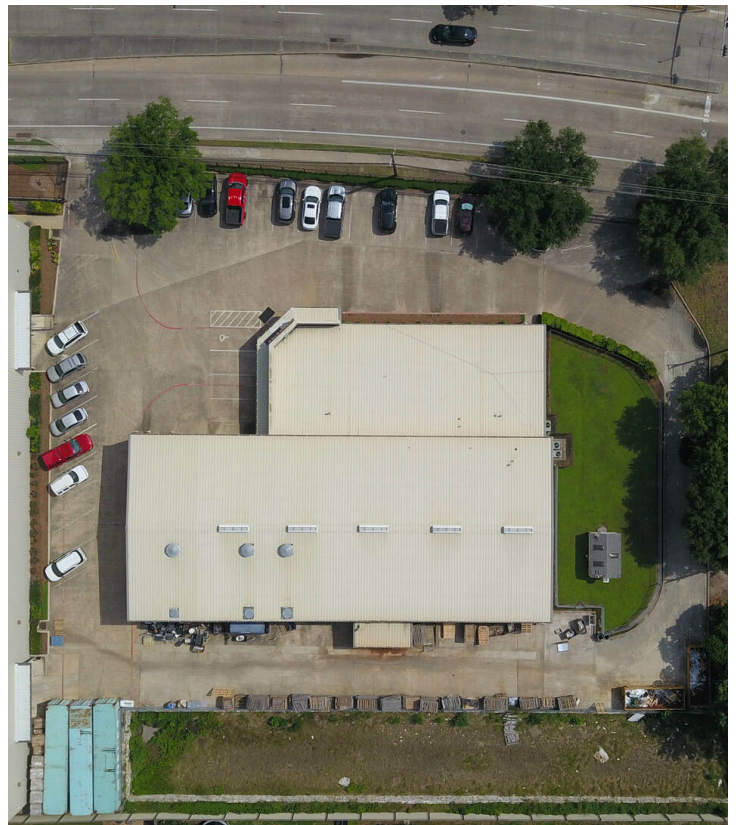
POPULATION

	1 MILE	3 MILES	8 MILES
Total Population	18,670	138,972	884,749
Average Age	36	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	8 MILES
Total Households	7,075	52,117	350,820
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$66,624	\$77,724	\$112,145
Average House Value	\$278,080	\$300,399	\$479,308

Demographics data derived from AlphaMap



Advisor Bio 1

6358 PINEMONT DR



DAVID WANG. CCIM SIOR

CEO

David.Wang@PropNexUSA.com

Direct: 832.913.5188 | Cell: 832.806.8886

TX #634280 // GA #436855

PropNex Realty
2717 Commercial Center Blvd STE E200
Katy, TX 77494
832.806.8886