

LEASE

ROSEHILL PLAZA I
17240 Huffmeister Road Cypress, TX 77429



PROPERTY DESCRIPTION

Rosehill Plaza | & II, a versatile office space consisting of two properties with a total of five buildings. With a combined area of 15,780 square feet, these properties offer a mix of one and two-story suites designed to cater to various business needs. From welcoming reception areas and private offices to small kitchenettes, network rooms, private bathrooms, and spacious bullpen office lofts, the properties provide a range of amenities to support different business operations.

Tailored for Professional Services, Insurance, Medical, Law, and Executive Offices, Rosehill Plaza I presents an excellent opportunity for businesses seeking a professional and adaptable workspace.

SPACES	LEASE RATE	SPACE SIZE
17240 Huffmeister Rd/ #101A	\$23.45 - 24.45 SF/yr	1,560 SF
17240 Huffmeister Rd. #104A	\$23.45 - 24.45 SF/yr	1,560 SF

LOCATION DESCRIPTION

Situated in the Northwest Outlier Submarket within the Greater Houston market, the Rosehill Plaza Portfolio benefits from its strategic location along the extensive stretches of the Grand Parkway and Highway 290.

As the area anticipates a 6.5% growth over the next 5 years, driven by the ongoing migration to the suburbs and the decentralization of office spaces from the city center, tenants can expect to be part of a dynamic and expanding business community. This growth trajectory positions the submarket as an attractive destination for businesses seeking to capitalize on the evolving landscape of the Houston market.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	425	3,431
Total Population	204	1,285	10,813
Average HH Income	\$139,164	\$136,006	\$134,306

Giovanna Marquis
(832) 452-1457

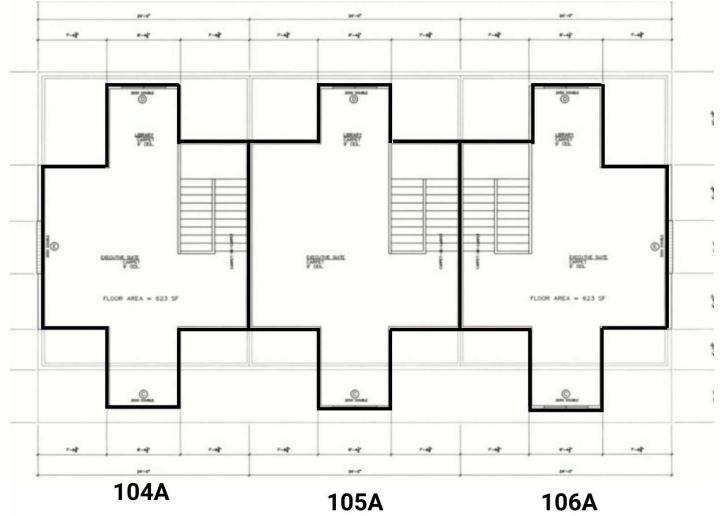
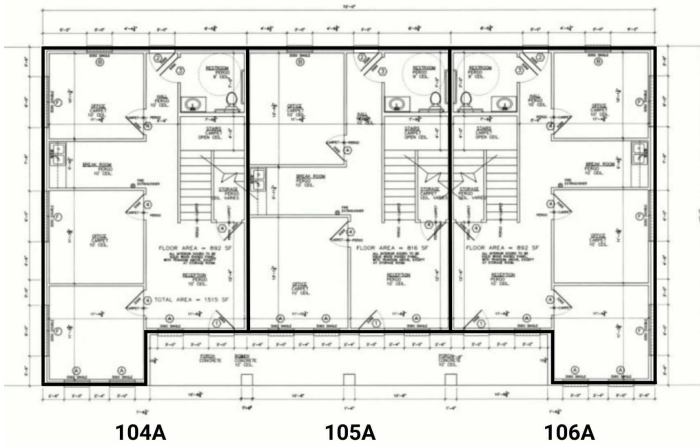


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LEASE INFORMATION

Lease Type:	Double Net	Lease Term:	Negotiable
Total Space:	1,560 SF	Lease Rate:	\$23.45 - \$24.45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17240 Huffmeister Rd/ #101A	Available	1,560 SF	Double Net	\$23.45 - 24.45 SF/yr
17240 Huffmeister Rd. #104A	Available	1,560 SF	Double Net	\$23.45 - 24.45 SF/yr

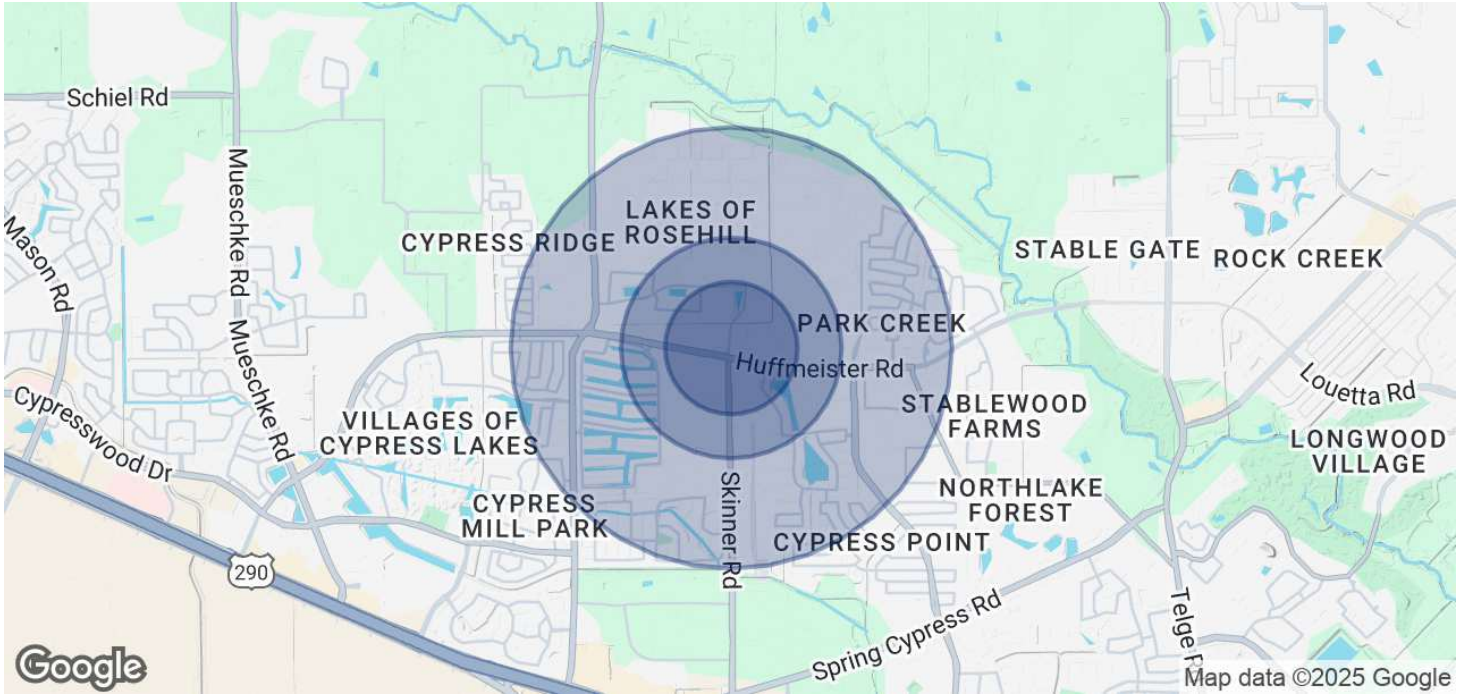
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	204	1,285	10,813
Average Age	42	41	38
Average Age (Male)	42	41	37
Average Age (Female)	43	42	39
HOUSEHOLDS & INCOME			
Total Households	68	425	3,431
# of Persons per HH	3	3	3.2
Average HH Income	\$139,164	\$136,006	\$134,306
Average House Value	\$452,269	\$416,857	\$357,158

Demographics data derived from AlphaMap

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