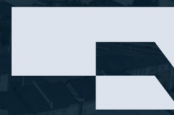


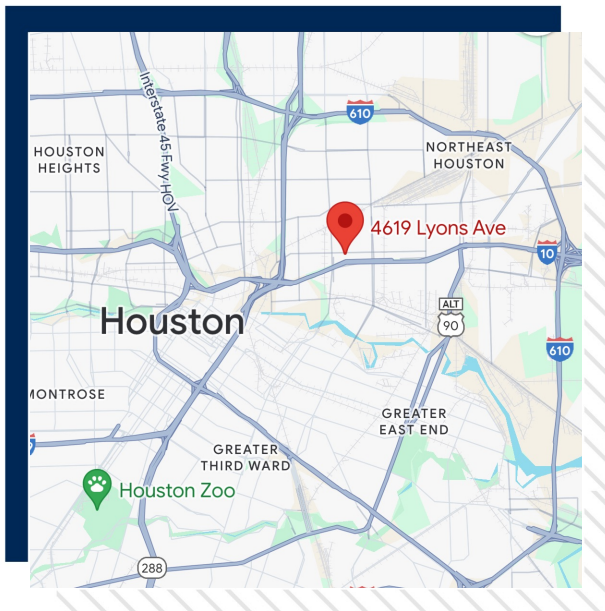
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PrinGroup  
COMMERCIAL



## 4619 Lyons Ave. Houston, TX 77020



- **10,000sf** Class-A Office/Warehouse on +/- .46 Acres
- **5,700sf** Three-Story Office Space:
  - 1st Floor: 2,500sf
  - 2nd Floor: 1,200sf
  - 3rd Floor: 2,000sf
- **New Modern Construction Built in 2016**
- **Lease Options: 2,500sf – 10,000sf**
- 4,300sf Warehouse Space w/ 20' Clear Height
- (2) Grade-Level Overhead Doors
- Open Floor plan; Flexible uses
- **Located +/- 1.4 Miles from Midway East River Development**
- Easy Access to I-10, Hwy 59, Downtown Houston

**Steven O'Connor**

(713) 300-4081

steven@pringroup.com

**Marc Lawson**

(713) 300-1450

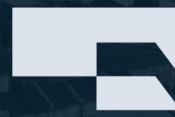
marc@pringroup.com

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**4619 Lyons Ave. Houston, TX 77020**



- 10,000sf Class-A Office/Warehouse – Flex Facility

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steven@pringroup.com

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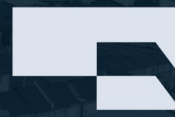
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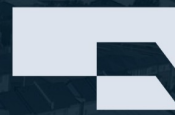
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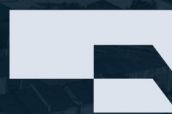
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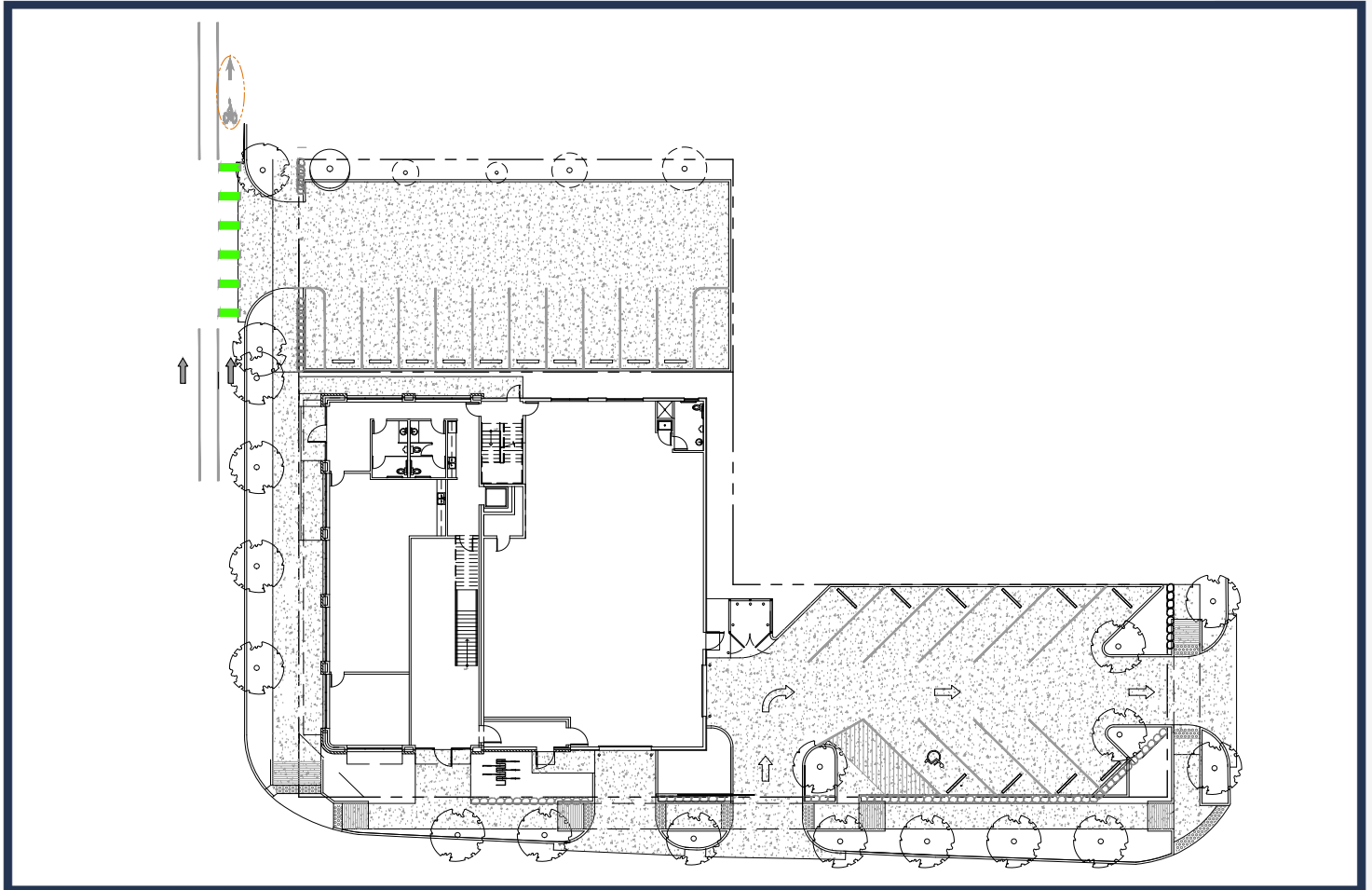
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