



1240

BLALOCK
ROAD

HOUSTON, TX

FOR LEASE

MULTI-TENANT OFFICE SPACE

FLEXIBLE TERMS

SPEC SUITES

828-6,594 SF

AVAILABLE

DISCLAIMER

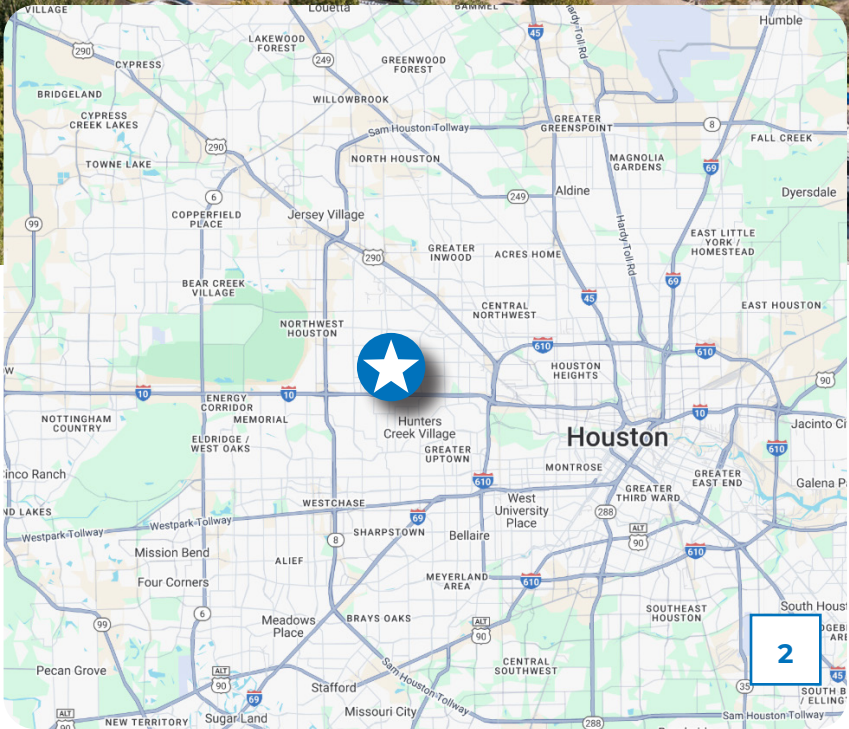
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1240 Blalock

is a locally owned and managed, two-story office building one-quarter mile north of the Katy Freeway with easy access to major freeways including I-10, the 610 Loop, and Beltway 8. The property is conveniently located along a major North to South artery in Houston, situated near retail, dining, medical, banking and fitness amenities. The building is situated among a diverse group of residential neighborhoods and is close to the Memorial City and City Centre projects.

ADDRESS	1240 Blalock Rd. Houston, TX 77055
TOTAL SF	31,632 SF
AVAILABLE SF	828 - 6,594 SF
TENANCY	Multi
CLASS	B
STORIES	2
YEAR BUILT	1984
SPACES AVAILABLE	5 Suites
BUILDING TYPE	Class A Masonry
HVAC	Yes
SIGNAGE	Monument Signage
ADA ACCESSIBLE	Wheelchair Accessible



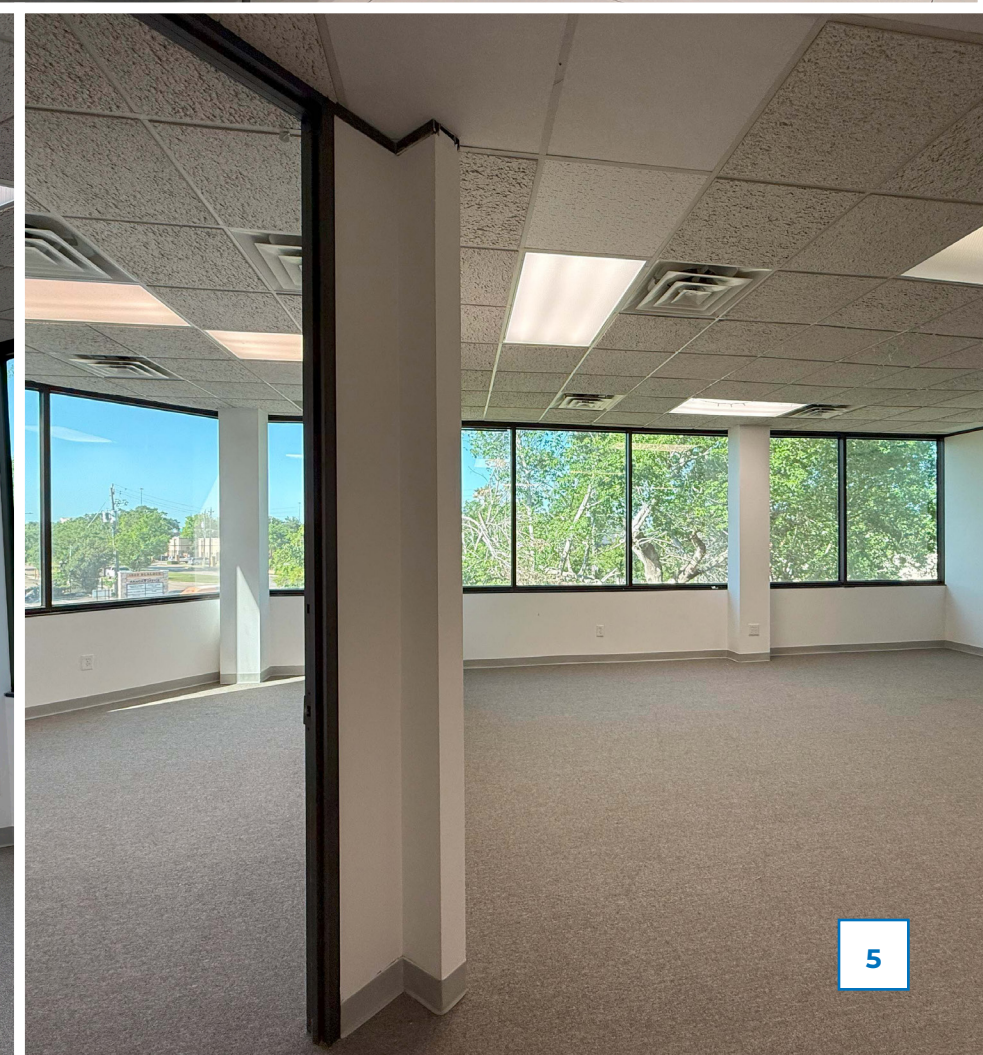
Available Suites

SUITE	SQUARE FEET
115	271 SF
150/155	1,819 SF
200	1,781 SF
210	1,811 SF
225	947 SF
270	982 SF
275	828 SF
276	434 SF
277	1,154 SF

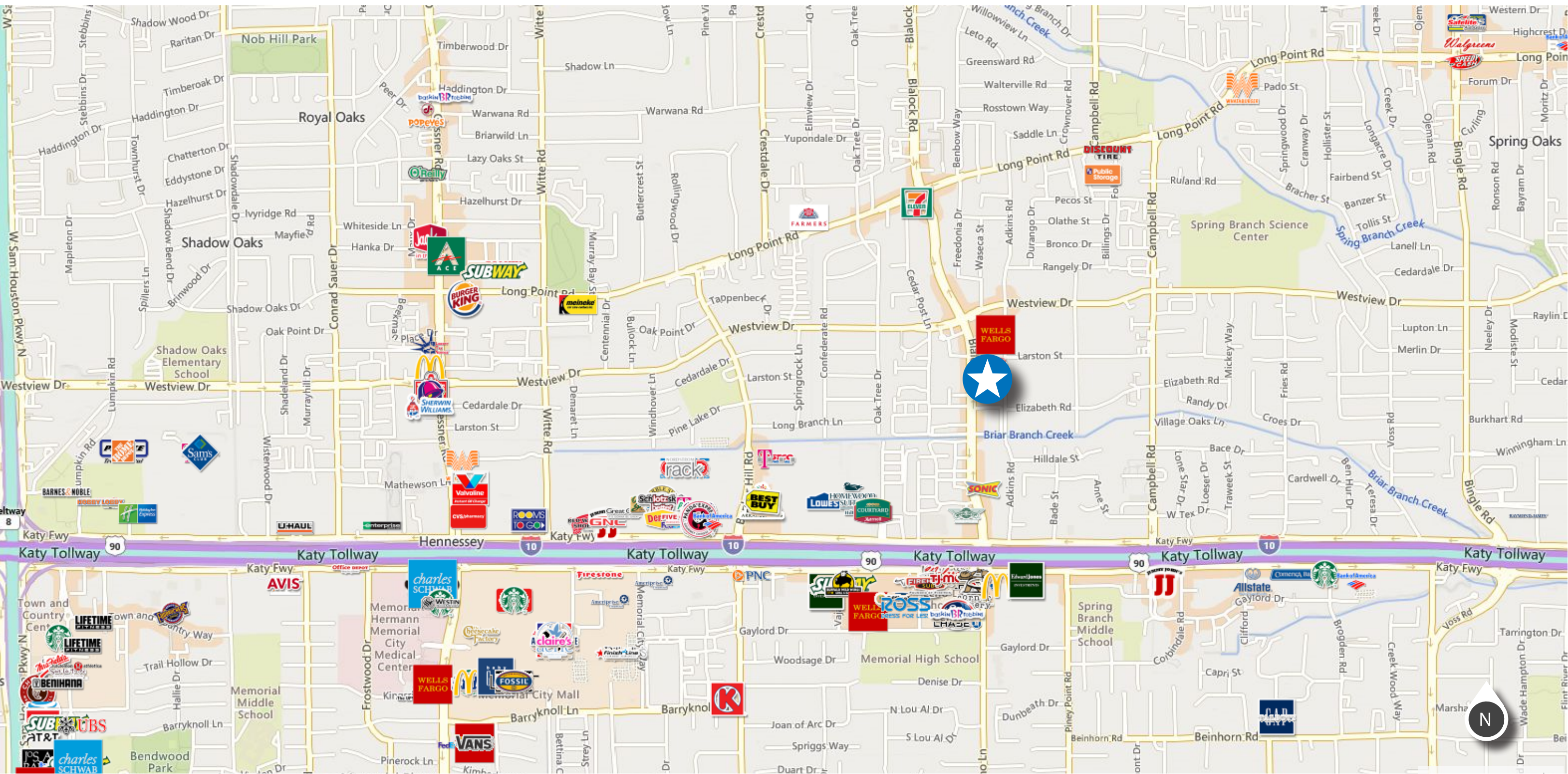
 = Leased







POINTS OF INTEREST

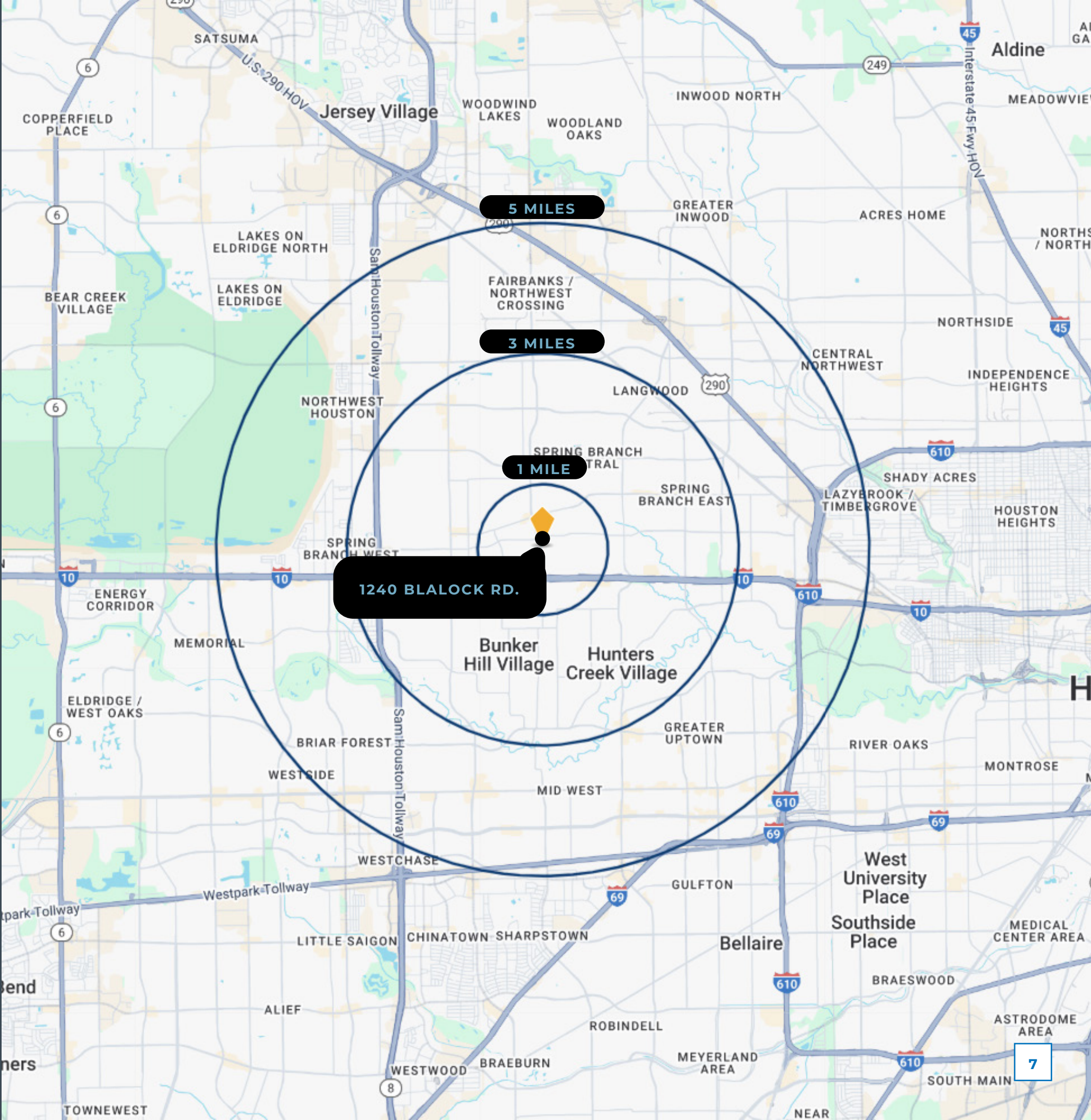


Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	16,170	144,397	401,816
2029 Population	16,610	148,636	414,462
Population Growth 2024-2029	0.5%	0.6%	0.6%
2024 Average Age	35	37	36
Households			
2024 Households	5,931	53,938	168,451
2029 Households	6,100	55,587	173,827
Household Growth 2024-2029	0.6%	0.6%	0.6%
Median Household Income	\$59,141	\$73,704	\$61,900
Average Household Size	2.6	2.6	2.3
Housing			
Median Home Value	\$653,309	\$464,807	\$396,437
Median Year Built	1975	1976	1978

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Spring Branch Central	Spring Branch East	Galleria / Uptown
	Spring Branch West	Houston Heights
	Bunker Hill	Memorial Park
		Northwest Houston





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