

537,375 SF  
Available for Lease



## Constellation Eldridge

6411 N. Eldridge Pkwy, Houston, TX 77041



(click or scan  
for Featured  
Properties)



green ready



**Building Total.....537,375 SF**

- Premier infill location in Houston's preferred Northwest Submarket
- Frontage on North Eldridge Parkway with direct access to U.S. 290, Beltway 8 and Highway 6
- State-of-the-art building featuring 40' clear height, 185' truck courts and full circulation
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs
- This project has achieved LEED Silver® certification. LEED® is the preeminent program for the design, construction, maintenance, and operations of high-performance green buildings.

**537K**  
SF available

**40'**  
clear height

3 miles to  
US 290

3 miles to  
Beltway 8

A Development of  
 **constellation**  
real estate partners

&

  
**Diamond Realty  
INVESTMENTS, Inc.**

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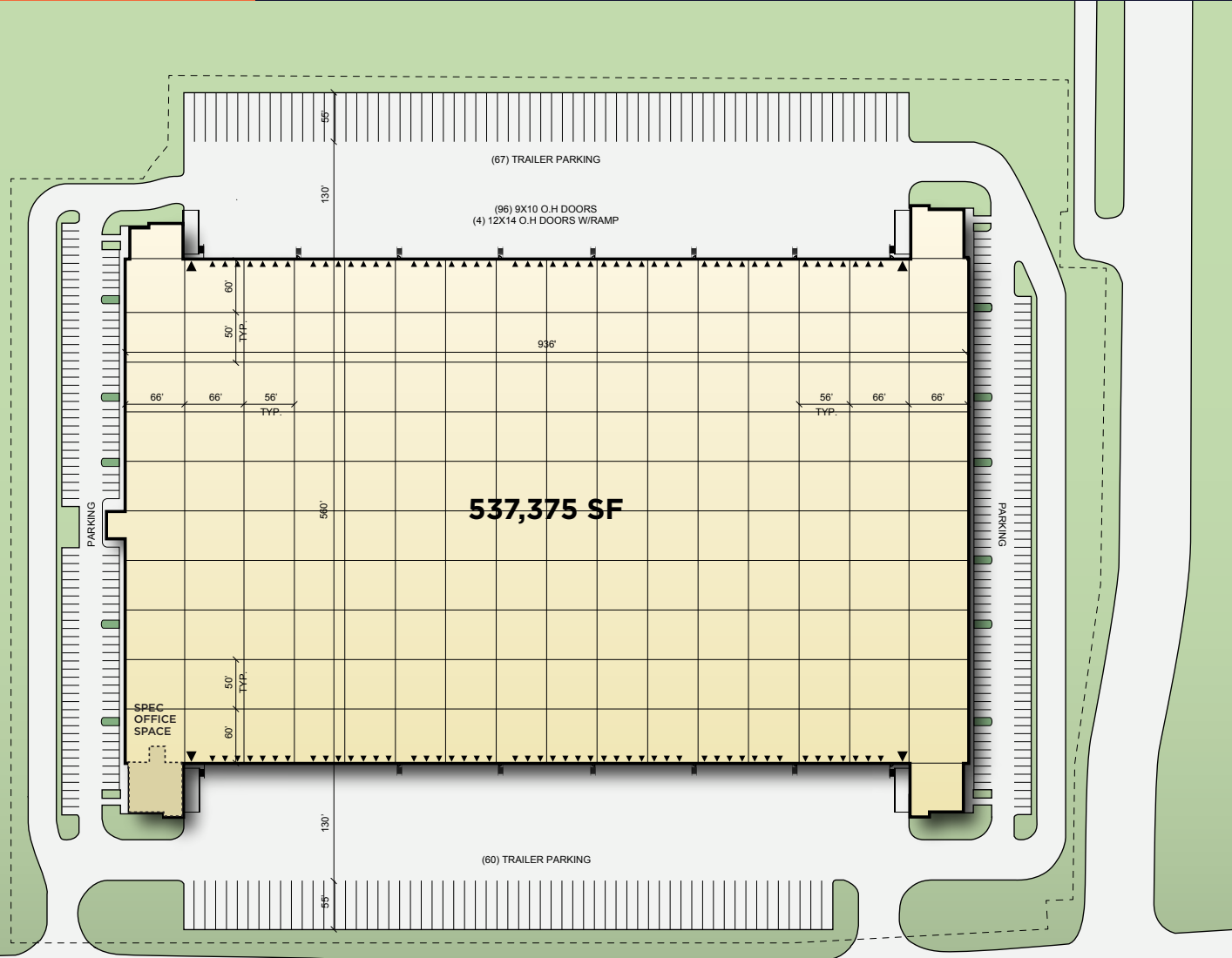


## Constellation Eldridge

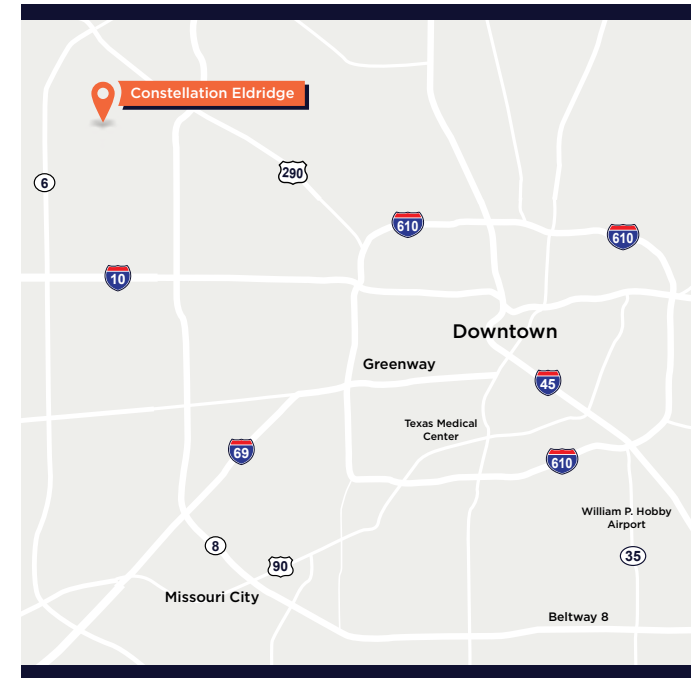
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### BUILDING DETAILS

- 537,375 SF
- Spec Office Space: 3,473 SF
- Cross-dock configuration
- 40' minimum clear height
- 185' truck courts
- 46 fully equipped 9'x10' overhead doors
- 50 non-equipped 9'x10' overhead doors
- 4 drive-in 12'x14' motorized overhead doors
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 127 trailer spaces
- 241 parking spaces



NORTH ELDRIDGE PARKWAY



**CBRE**

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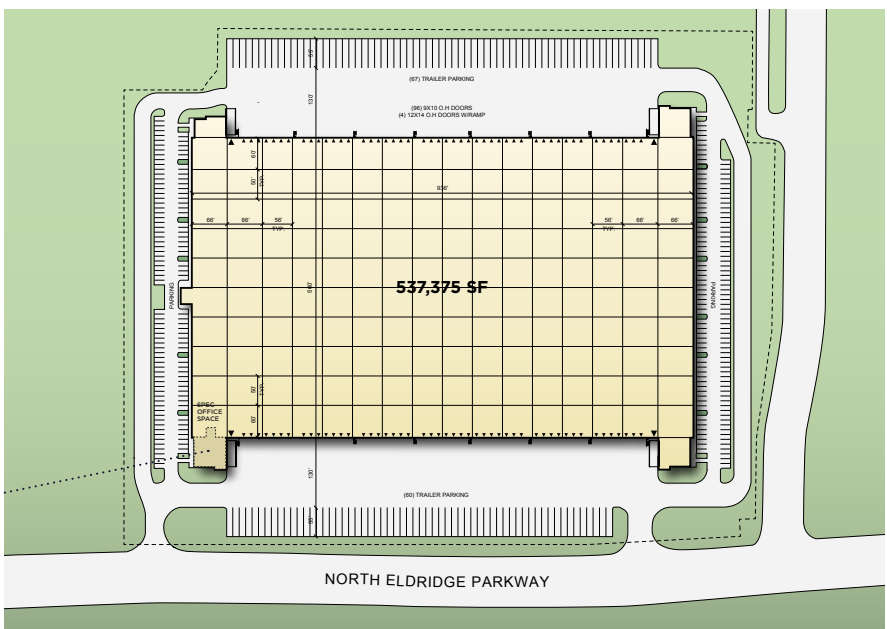
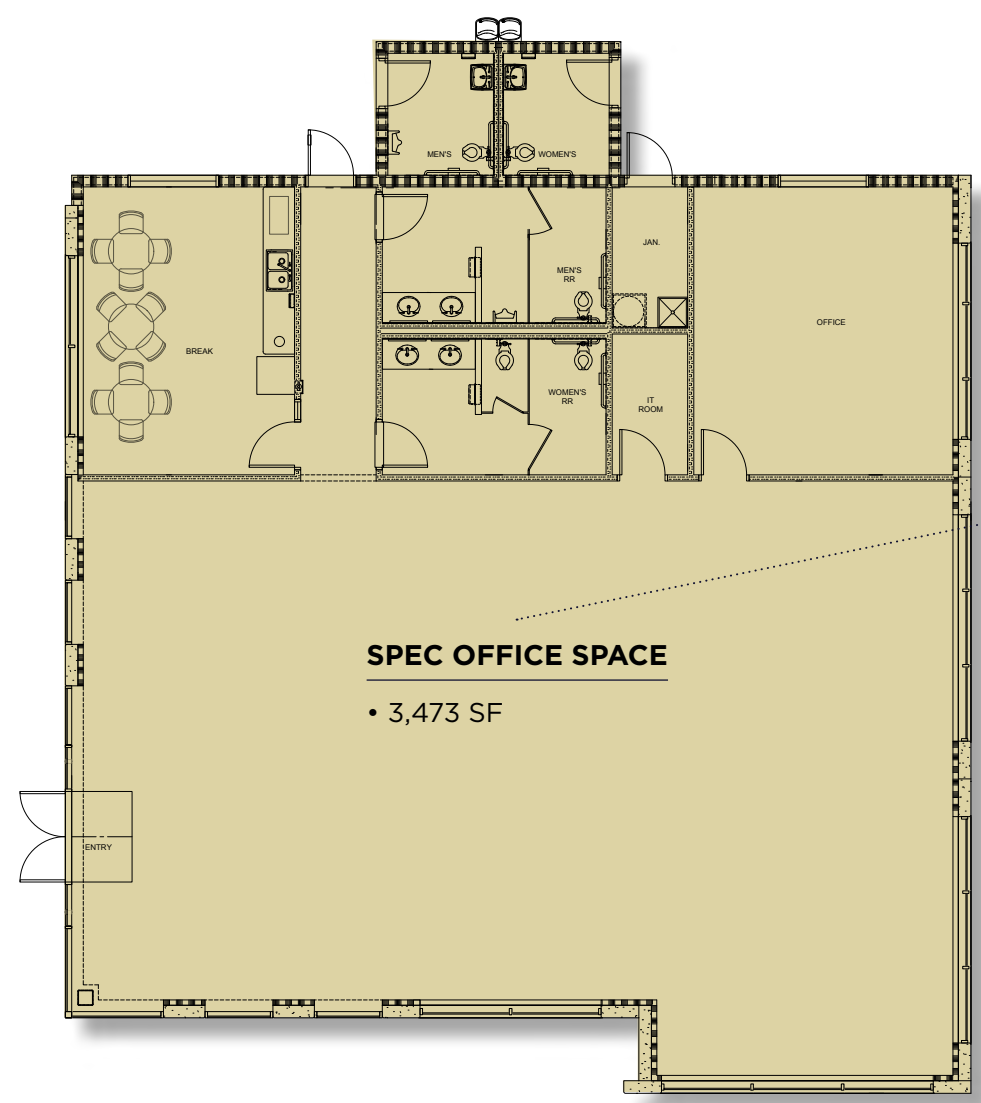
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## Constellation Eldridge

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25 miles to IAH



3.2 miles to  
US 290

SH 529

Constellation Eldridge

0.3 miles to  
West Little York Road

West Little York Road

3 miles to  
West Sam Houston Beltway

BELTWAY  
8

22 miles to  
Downtown Houston

