



 **JLL** SEE A BRIGHTER WAY

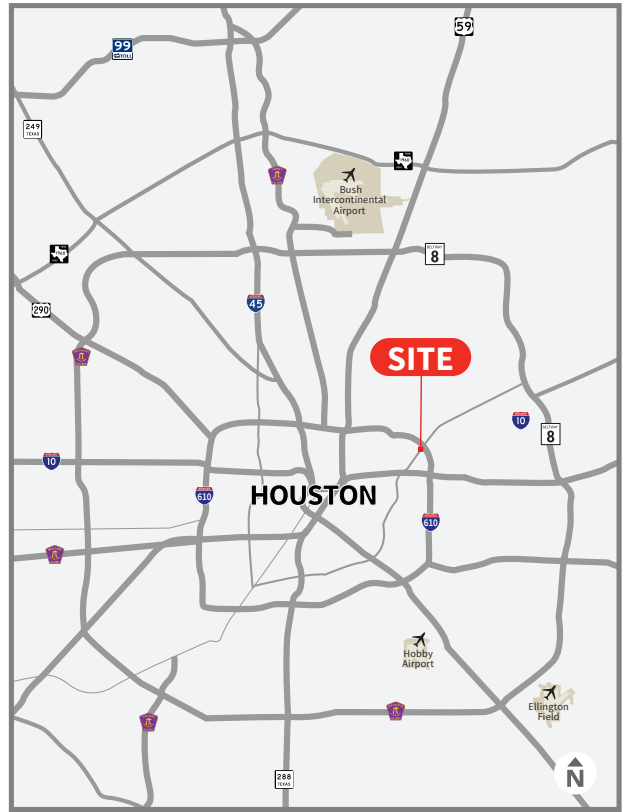
For Sublease

±13,050 SF Available in East Houston

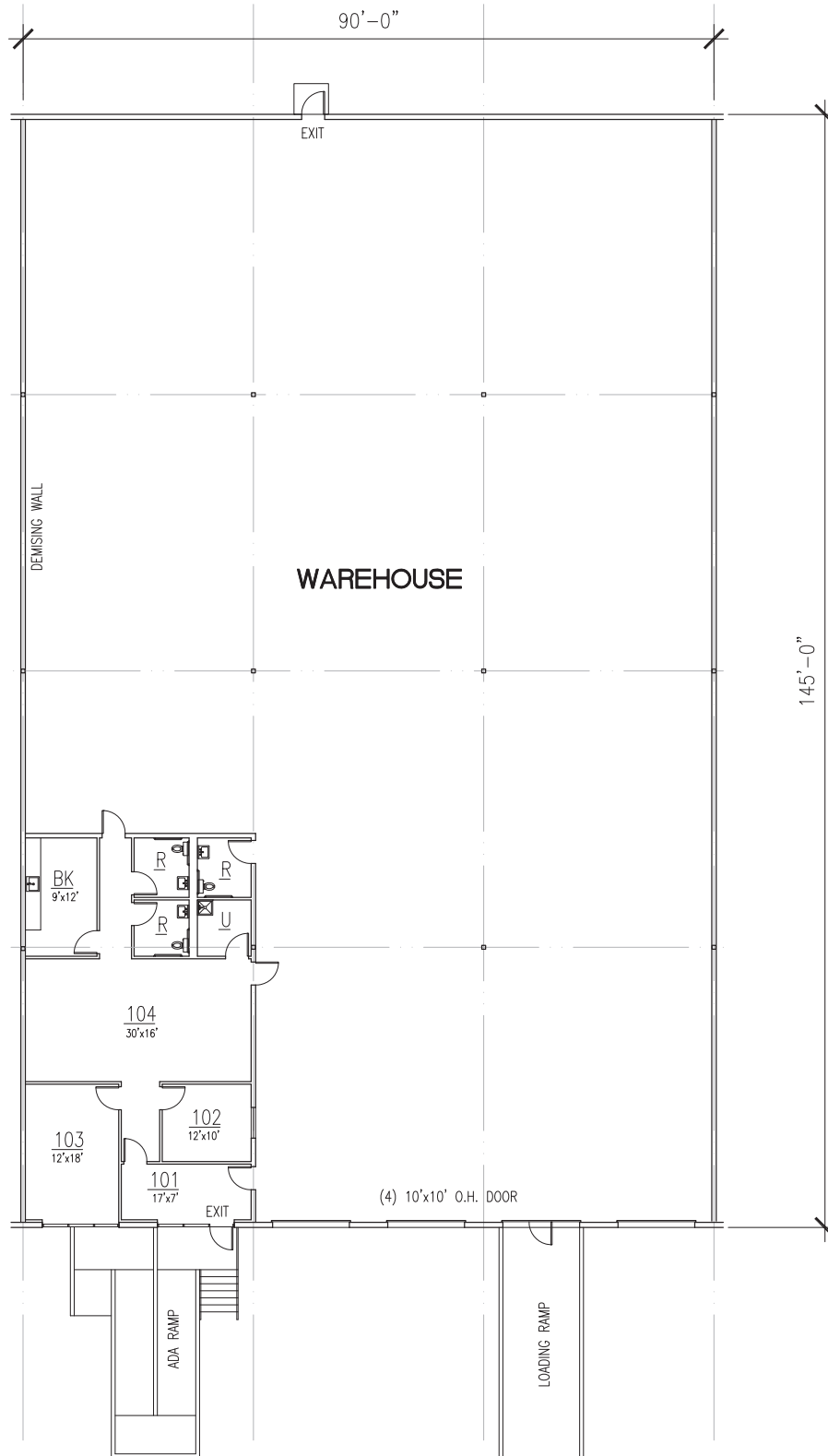
8801 Wallisville, Suite B | Houston, TX 77029

Sublease Features

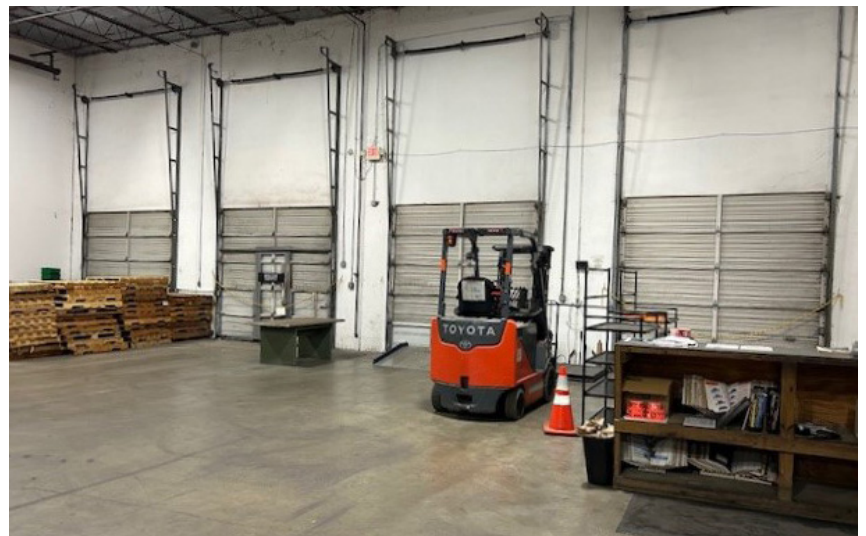
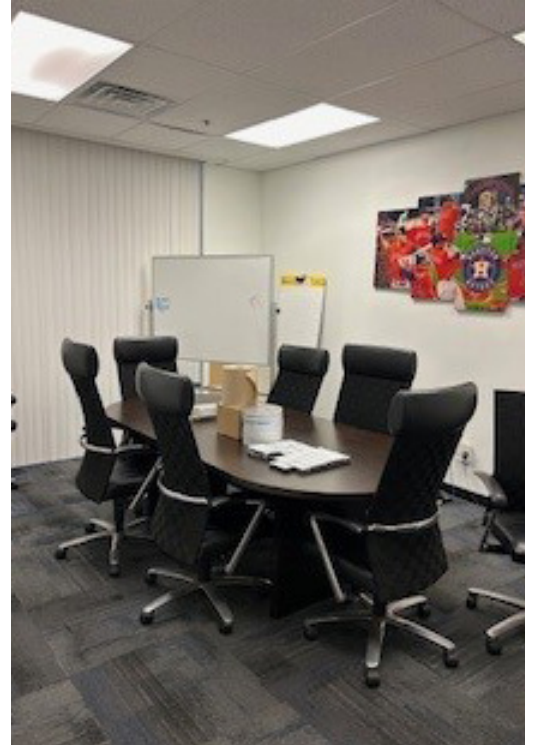
- 13,050 SF Total
- 1,555 SF Office
- Three (3) Overhead Dock Doors
- One (1) Drive-In Ramp
- 22' Clear Height
- Sprinkler System
- T-5 Lighting
- Easy Ingress/Egress
- Direct Access to I-10 and 610 East
- **Base Rate: \$0.50/sf/mo. nnn**
- **Opex: \$0.16/sf**
- **Available Term: thru November 30, 2025**

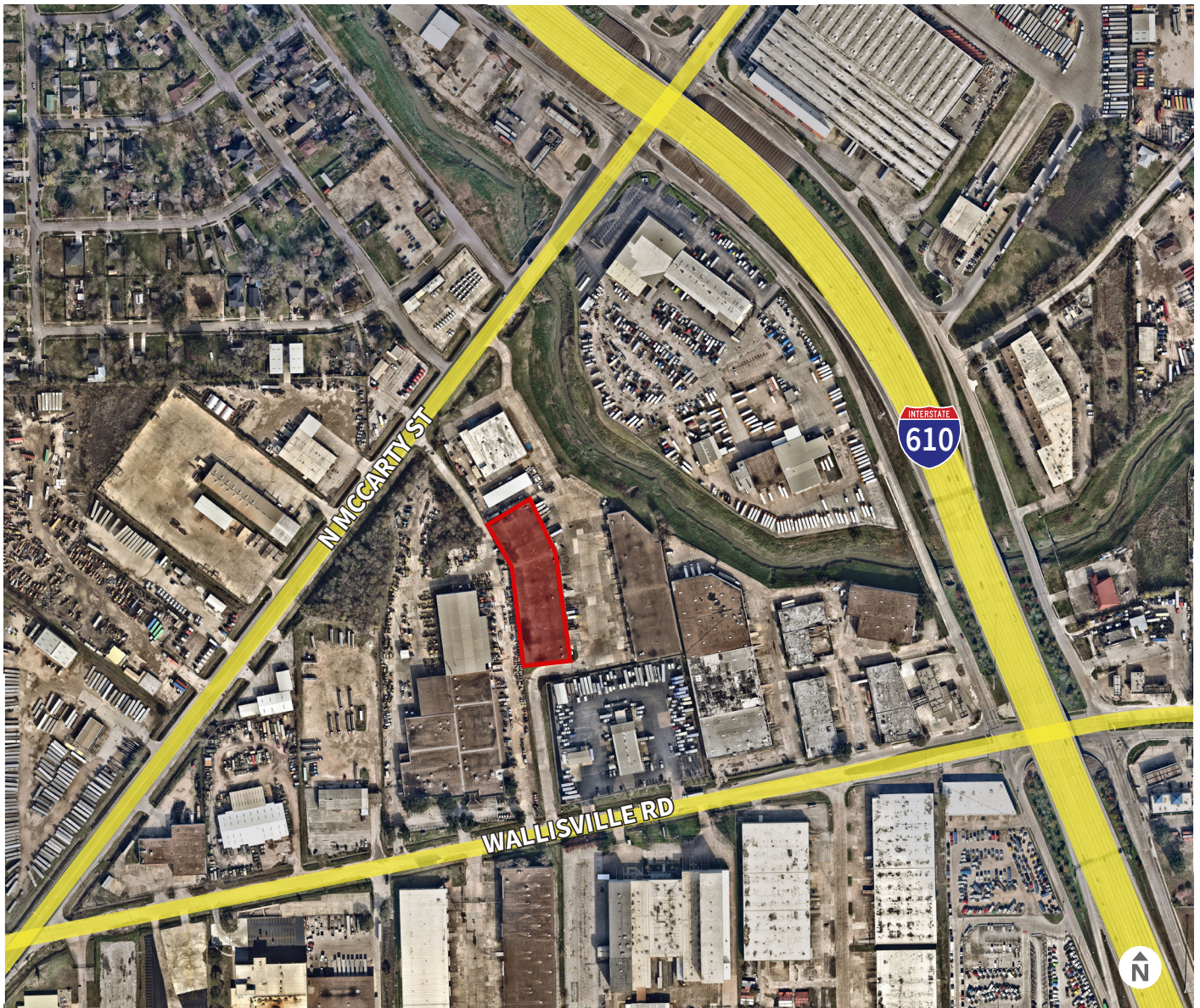


Site Plan



8801 Wallisville, Suite B / Houston, TX 77029





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