

FOR LEASE

West **34<sup>th</sup>** Street  
BUSINESS PARK

6201 - 6205 W 34th St  
Houston, TX 77092

RifleCRE

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# PROPERTY SUMMARY

## LOCATION DESCRIPTION

Situated half a mile of US 290 and minutes from 610, West 34th St Business Park serves the sought after communities of Garden Oaks, Timbergrove, Lazybrook, the Heights and Spring Branch. Arterial highway access allows tenants to quickly reach any corner of the greater Houston MSA.

## PROPERTY DESCRIPTION

Fenced and Gated multi-tenant business park with suite ranges beginning at 3,600sf. 16' clear height and multiple power configurations are available.



## PROPERTY HIGHLIGHTS

Premier location with the park offering directory sign facing West 34th Street

Multiple office floorplans and warehouse configurations available: pull-through loading vs front-load roll up doors

16' clear height

Fenced and Gated Park

(2) 12'x14' overhead doors and glass storefront door with signage in front of unit Locally owned and managed 2023 Exterior and Interior renovations Cross median access to both directions on W 34th St 35'

truck aprons

## ECONOMICS

OPEX: Term: \$4.32 SF/yr

TI Allowance: 3-7 years  
(Shorter terms available)

TBD

# HIGHLIGHTS

**Newly Renovated** .....  
Modern Finishes



**(2) 12'x12'** .....  
Overhead Doors  
Per Unit



**16,000+ Cars/Day** .....  
Signage on West 34th St

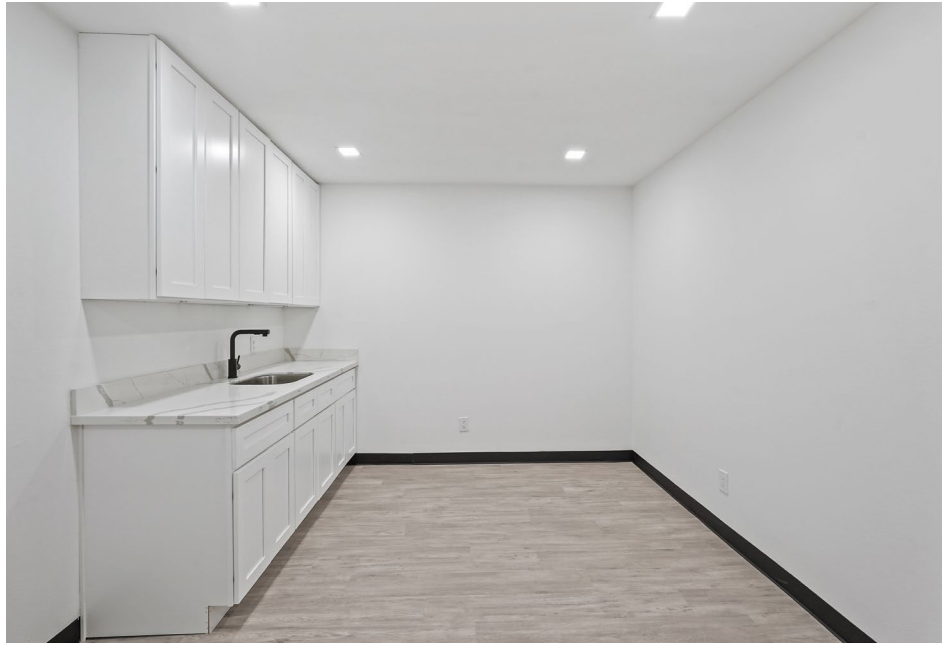


# AERIAL



WEST 34TH ST BUSINESS PARK

# ADDITIONAL PHOTOS



# SITE PLAN



