

10260 WESTHEIMER RD | HOUSTON TX 77042

EXCELLENT LOCATION | GREAT VISIBILITY

**OFFICE
BUILDING
FOR SALE**



GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

DAVID GREENBERG

DAVID@GREENBERGCOMPANY.COM
713-778-0900

AMANDA DAVIS

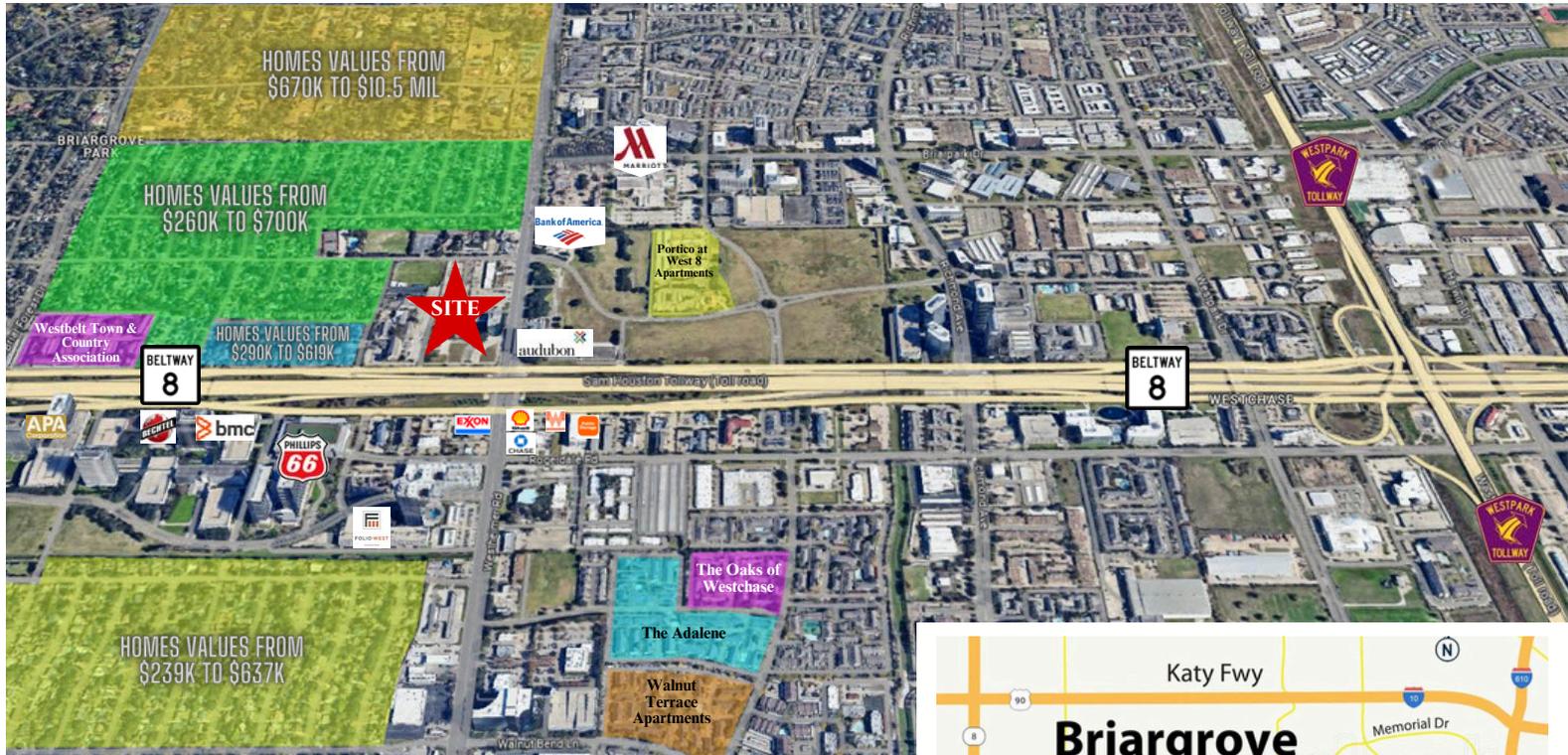
AMANDA@GREENBERGCOMPANY.COM
713-778-0900

WILLIAM WARDEN

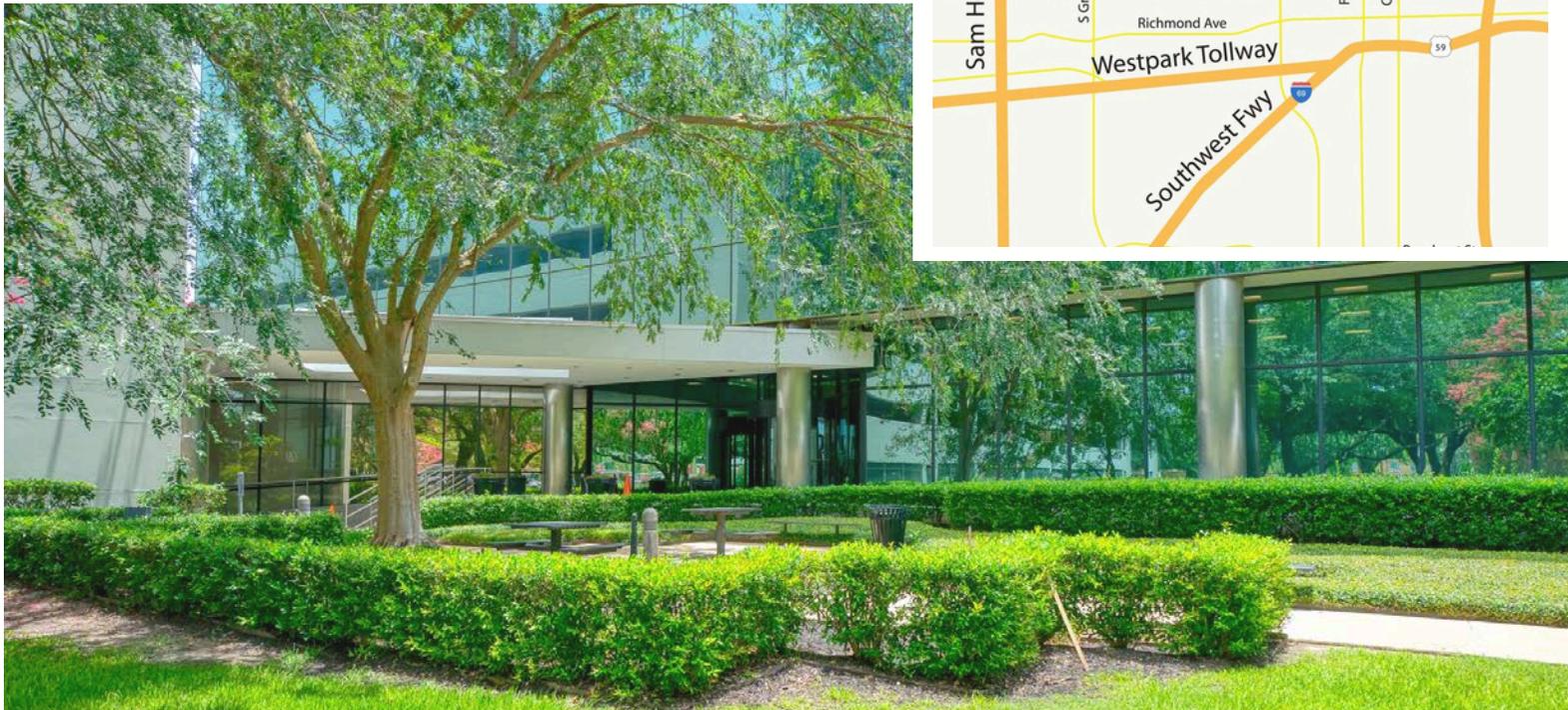
WILL@GREENBERGCOMPANY.COM
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PRIME LOCATION

10260 WESTHEIMER RD | HOUSTON TX 77042



Address: 10260 Westheimer Rd Houston Tx. 77042 | NEC of Beltway 8 and Westheimer
Land Size: 132,706 SF NRA | **Market:** Houston **Submarket:** Westchase
Access: Accessible from Westheimer Road, Seagler Road, and Sam Houston Parkway S/Beltway 8 Frontage Road
Parking: Office - 384 Parking Garage
Utilities: Gas - Centerpoint | Water/Sewer - City of Houston



SALE PRICING: CALL FOR DETAILS

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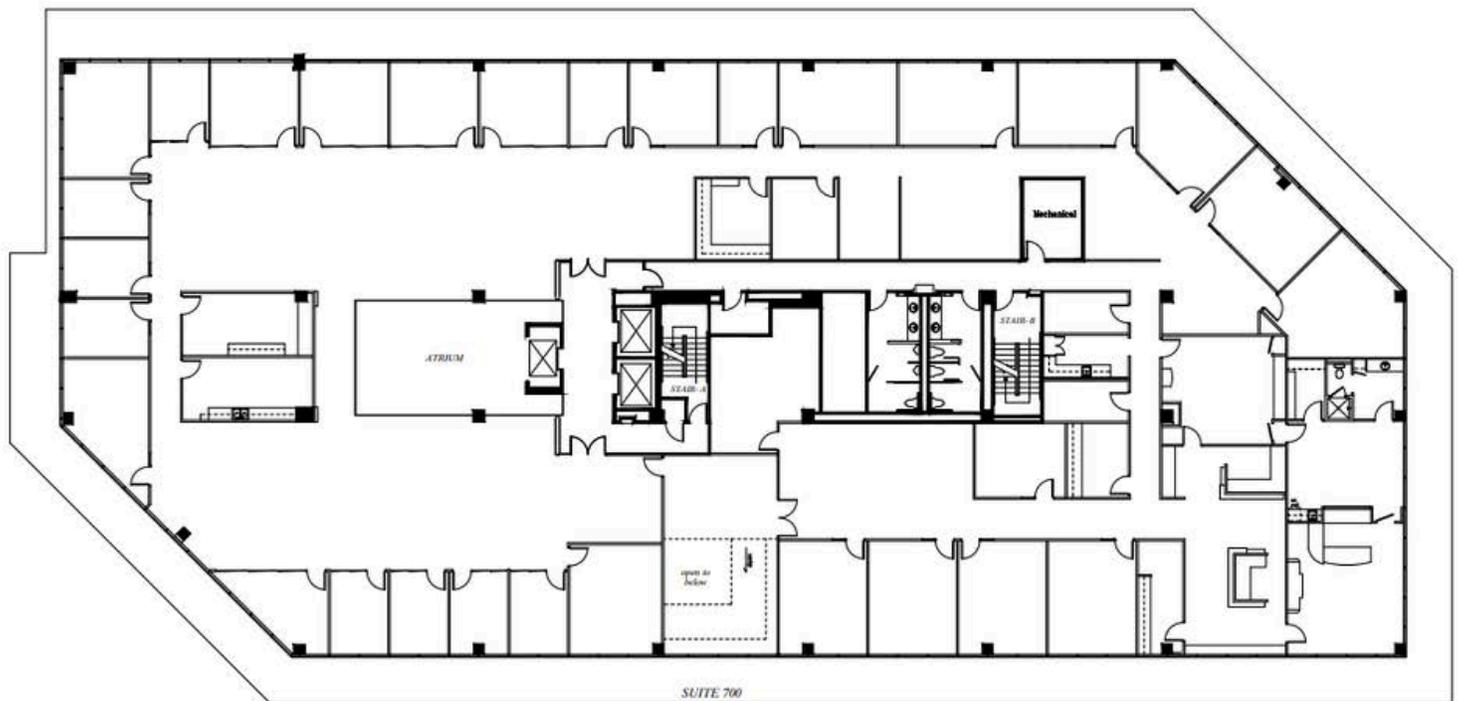
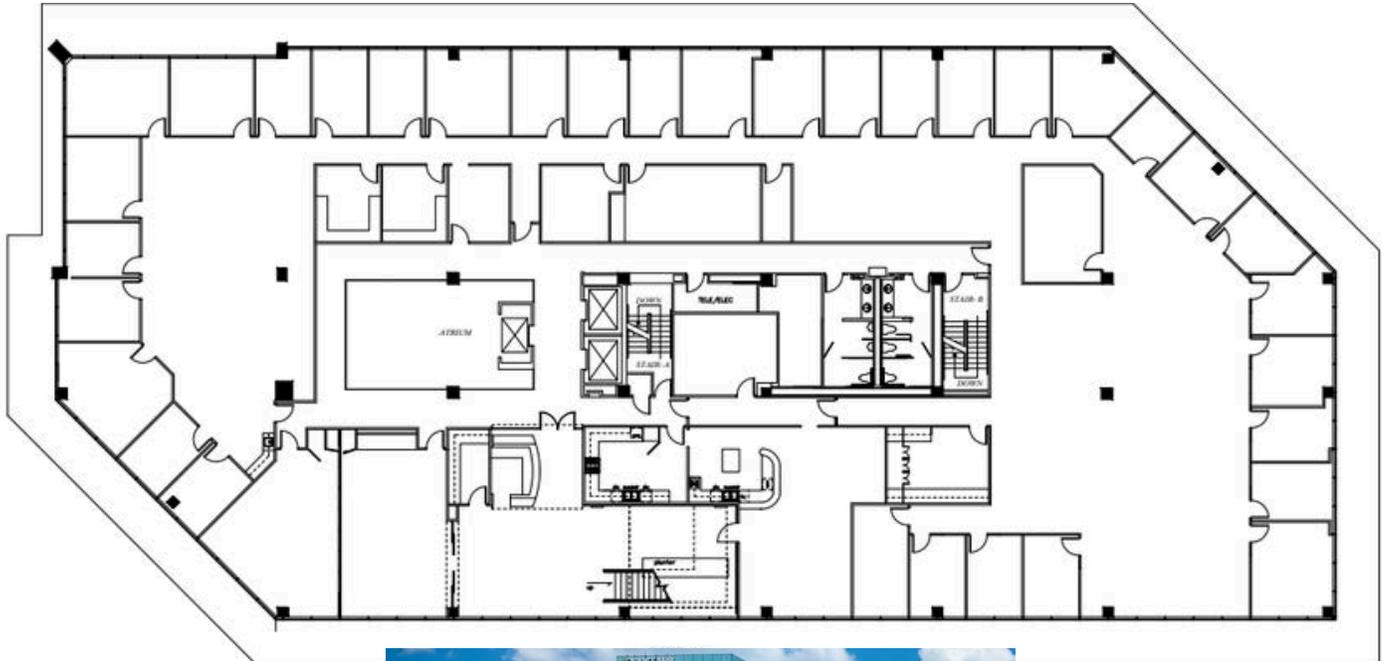
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6TH FLOOR

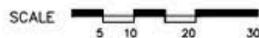
20,455 SF AVAILABLE



7TH FLOOR

22,339 SF AVAILABLE

SUITE 700
AVAILABLE
22,339 R.S.F.

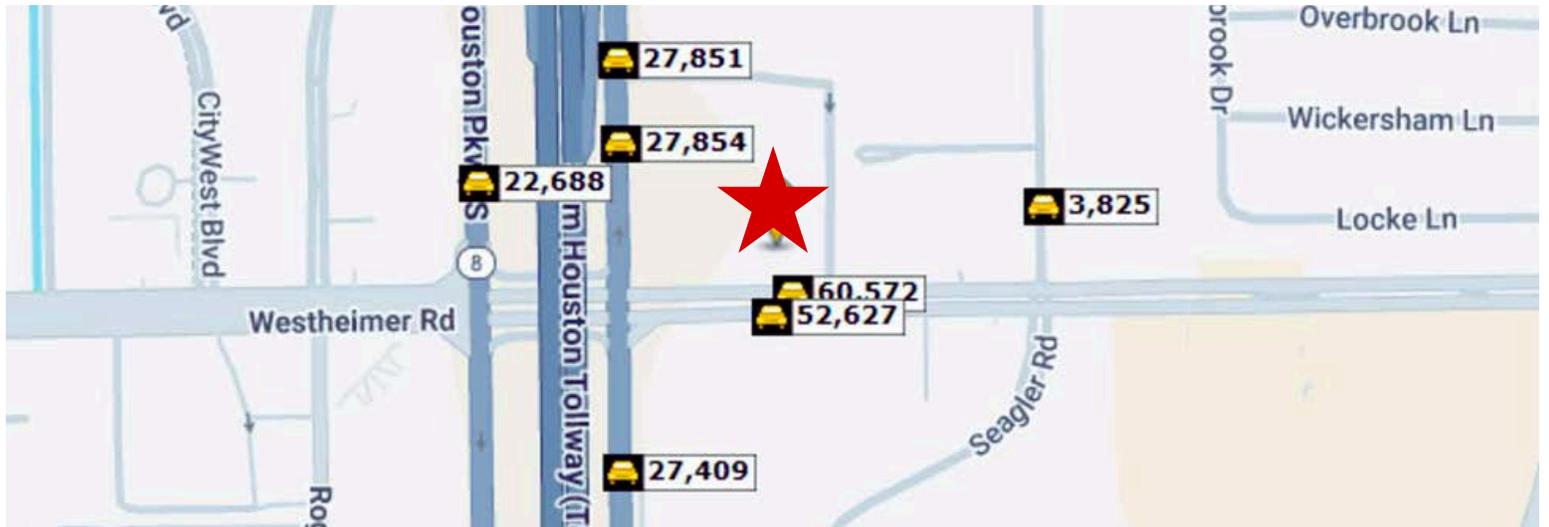


DEMOGRAPHICS

10260 Westheimer			
10260 Westheimer Rd, Houston, TX 77042			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,845	198,468	588,603
2024 Total Population	21,224	193,772	574,330
Average Age	35.80	36.80	36.10
2023 Average Age, Male	35.10	36.10	35.40
2024 Average Age, Female	36.30	37.60	36.80
Household & Income			
2024 Total Households	10,108	80,616	227,555
# of people per HH	2.00	2.30	2.40
Average HH Income	10,108	80,615	227,556
Average House Value	\$359,963	\$355,193	\$301,860



TRAFFIC COUNTS



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