

French Quarter Business Park - 7107 Building

7107 FM 2920, SUITE 100, SPRING, TX 77379



For More Information

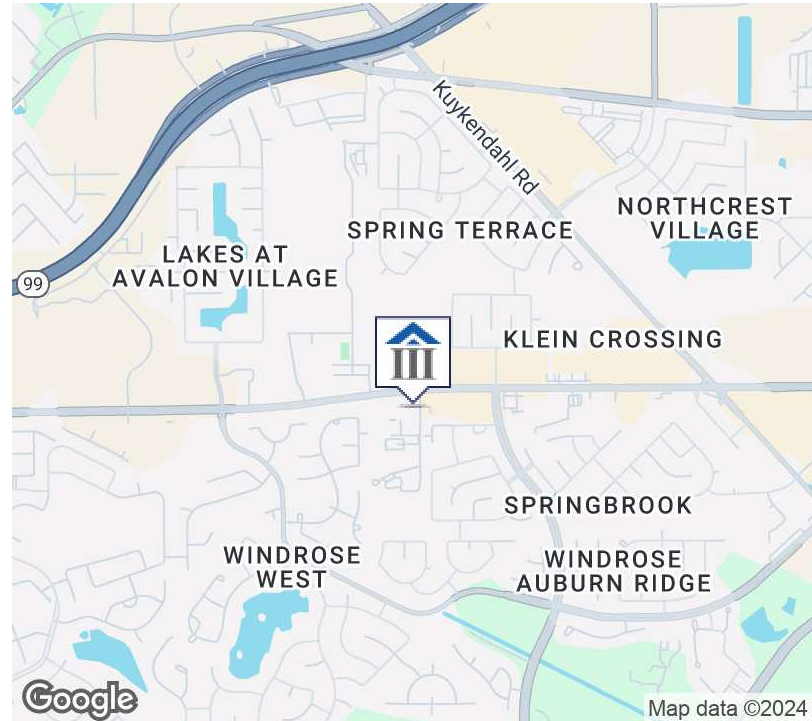
Joe Palumbo

281.609.7114
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21631 Rhodes Road Ste 100 | Spring, TX 77388 | 281.609.7113 | 3RDGD.COM

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OFFERING SUMMARY

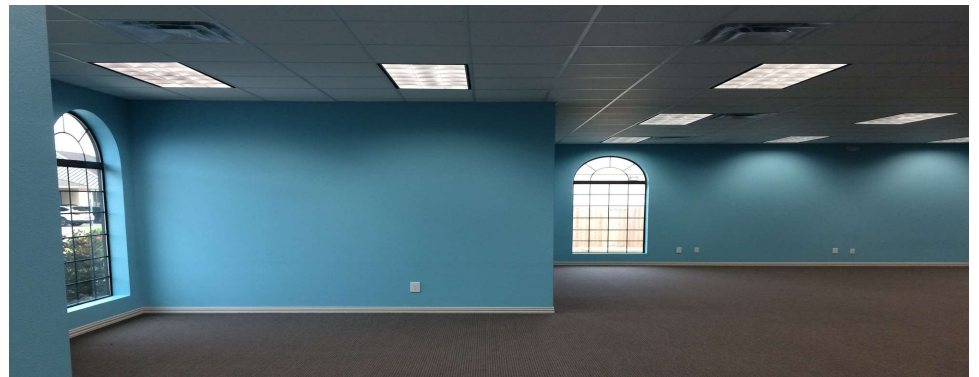
Lease Rate:	\$22.00 SF/YR (+NNN of \$8.50/SF/YR)
Building Size:	10,500 SF
Available SF:	2,634 SF
Lot Size:	4.8 Acres
Number of Units:	4
Year Built:	2018
Market:	West
Submarket:	Spring

PROPERTY OVERVIEW

French Quarter's Building 7107 in Suite 100 offers an approx. 2,634 SF with one large bull pen, 1 large office, a break room, electrical/storage room, and two restrooms. Rent rate is \$22.00/SF/YR (base) + NNN at \$8.50/SF/YR. We can accommodate most build-out requirements in-house very quickly.

Contact our leasing office at 281-609-7114 with any questions or to request a tour.

LARGE BULLPEN AREA:



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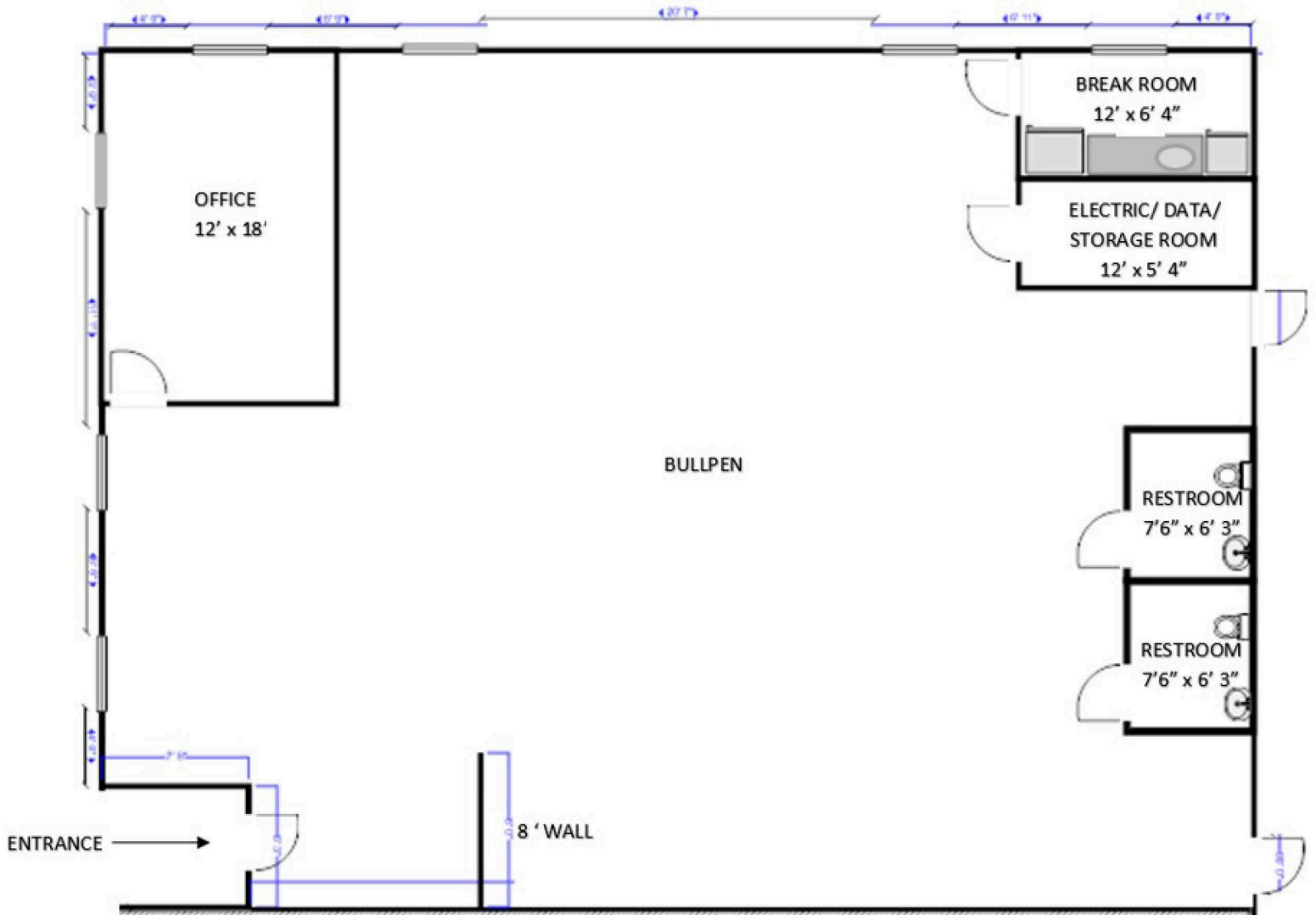
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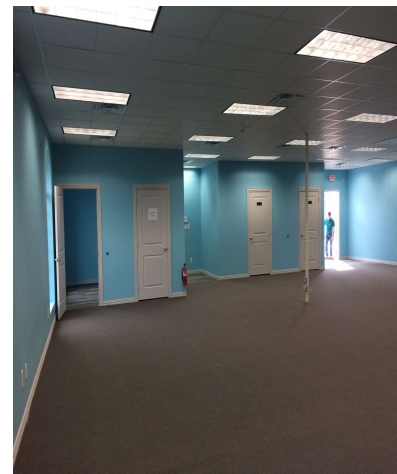
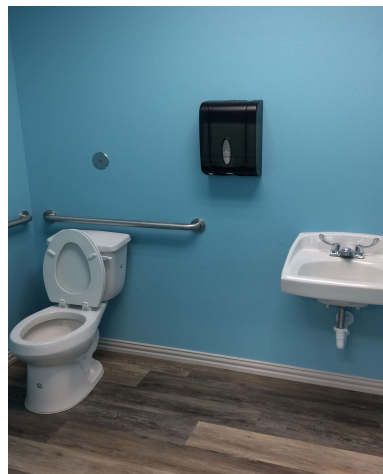
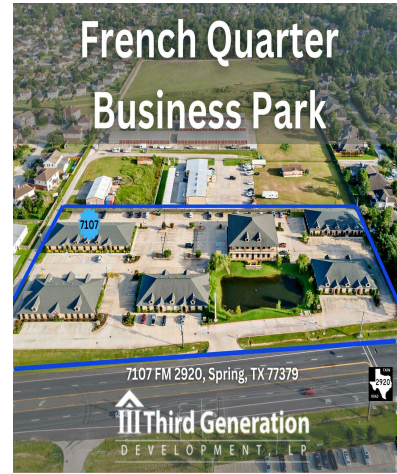
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French Quarter Professional Buildings: 7107 FM 2920 Rd., Ste. 100
All Measurements are Approximate



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CUSTOMIZATION & DESIGN SERVICES

Third Generation Development offers fully customized office spaces to fit your unique business needs! Our options are limitless with our in-house design and construction services.

- **Fast Floor Plan Consultation & Design Turnaround**
- **Extensive Variety of Design & Finish Choices**
- **Fast Quote Following Design Completion**
- **Hassle-Free Permitting and Construction Solutions**



French Quarter Business Park- Complete Highlights

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LOCATION INFORMATION

Building Name	French Quarter - 7107 Building
Street Address	7105 - 7115 Buildings located on FM 2920
City, State, Zip	Spring, TX 77379
County	Harris
Market	West
Sub-market	Spring
Cross-Streets	TC Jester Blvd
Signal Intersection	No
Road Type	Paved
Nearest Highway	Grand Parkway (99)
Nearest Airport	George Bush Intercontinental Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2018
Free Standing	Yes

For More Information

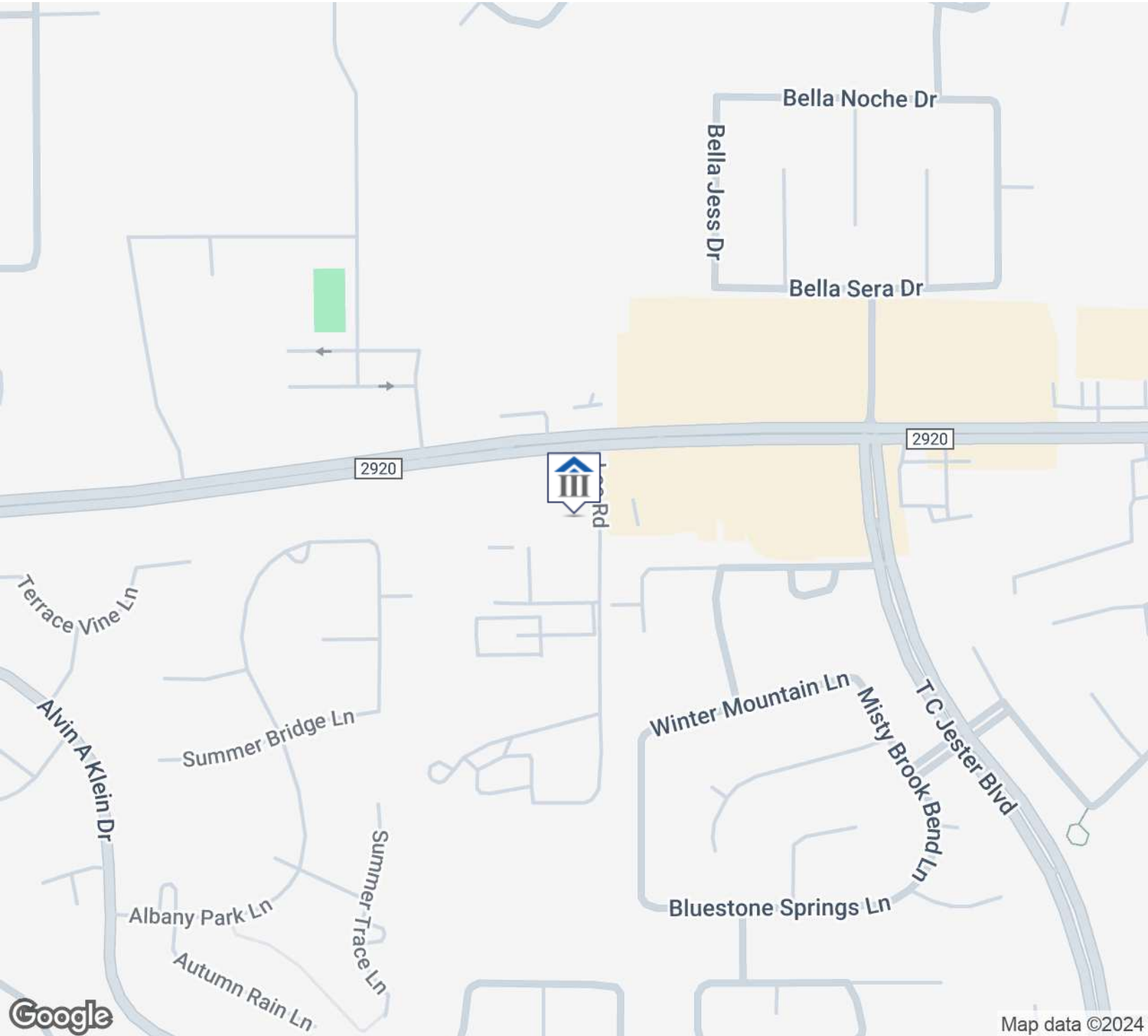
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French Quarter Business Park- Location Map

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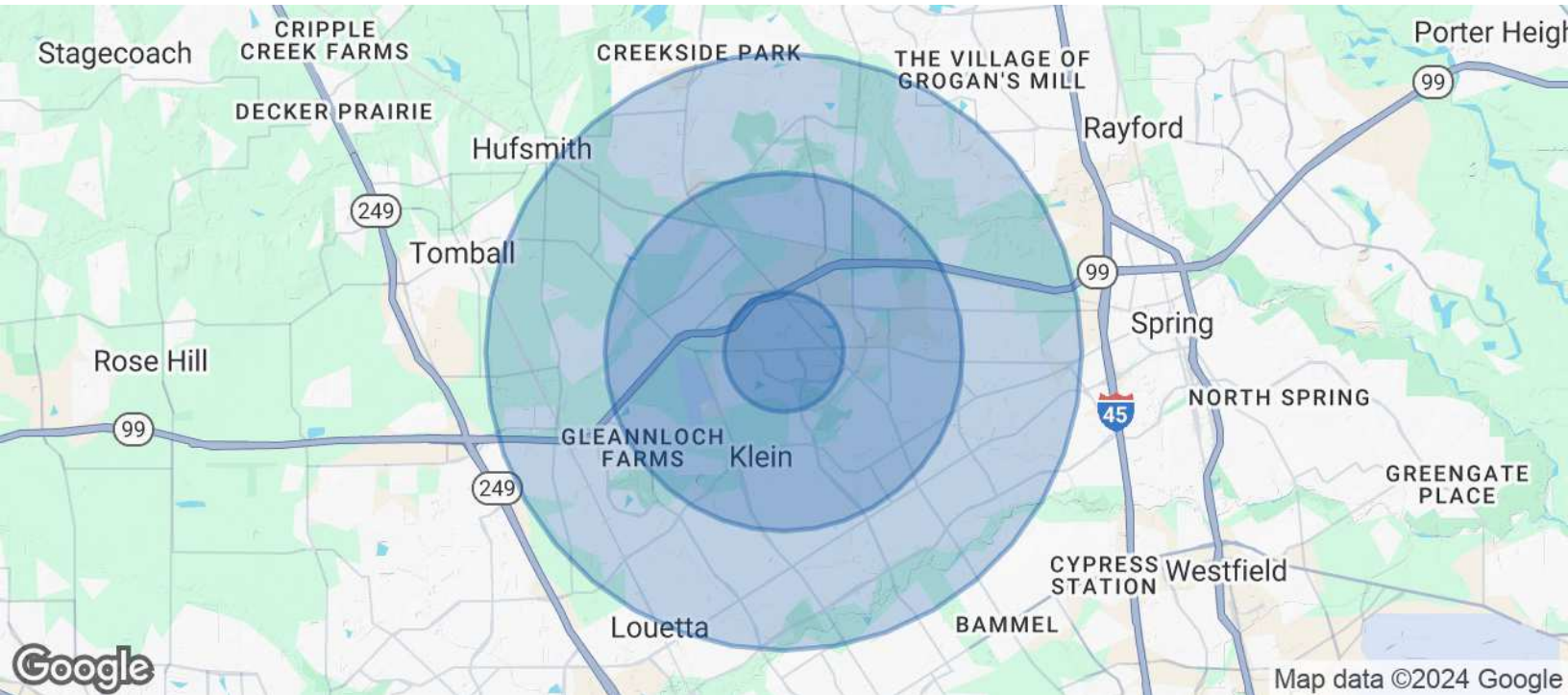
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French Quarter Business Park- Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,317	50,794	144,572
Average age	32.4	34.2	35.0
Average age (Male)	32.2	32.8	34.2
Average age (Female)	32.2	34.7	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,958	16,087	48,018
# of persons per HH	3.2	3.2	3.0
Average HH income	\$107,169	\$110,453	\$106,924
Average house value		\$211,361	\$215,905

* Demographic data derived from 2020 ACS - US Census

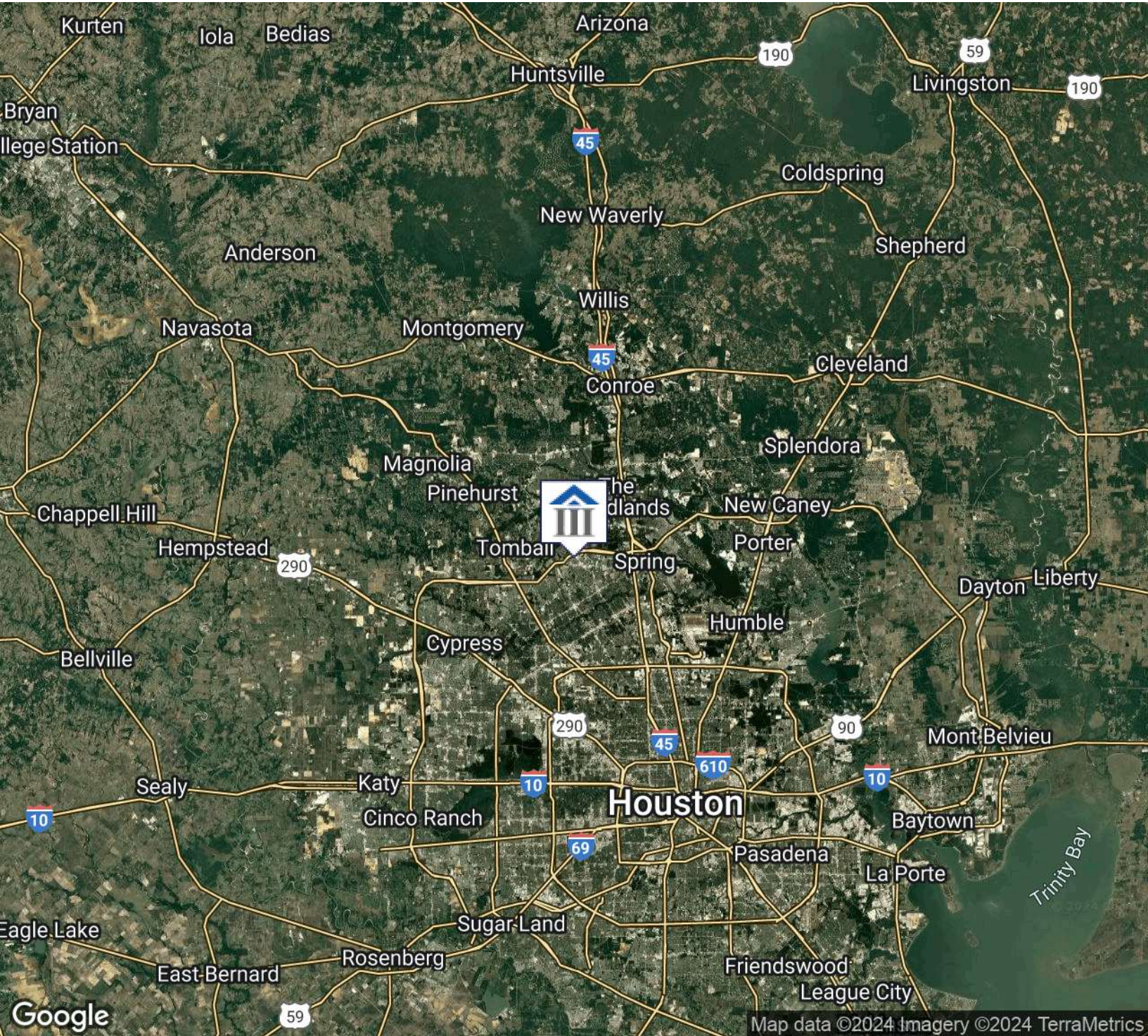
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French Quarter Business Park- Hybrid Map

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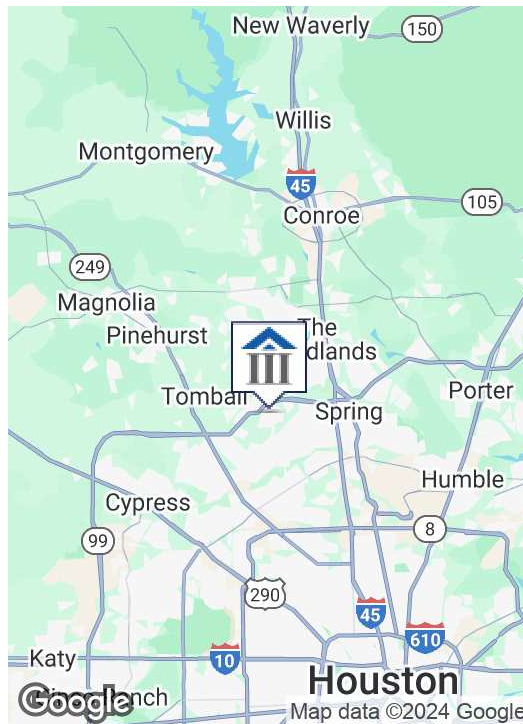
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