



FRENCH QUARTER
BUSINESS PARK

7105 - 7115

FRENCH QUARTER

BUSINESS PARK



FARM TO MARKET 2920
SPRING, TX 77379

Welcome

Welcome to the French Quarter Business Park (FQBP) in Spring, Texas! Capture a prominent position in this centralized plaza, situated in a high-traffic, sought-after location in the Spring/Klein suburbs.

Market: Spring/Klein

Submarket: North Houston

Cross-Streets:

- Alvin A. Klein Drive
- T.C. Jester Boulevard

Nearby Streets:

- Stuebner Airline Road
- Kuykendahl Road

Location Description:

This beautiful business park is directly off of FM 2920. This property is situated on a key thoroughfare with great access to schools, public hotspots, easy access to major highways, retail, restaurants, and more. Nestled among some of North Houston's most affluent neighborhoods, with an average household income of \$125,346 within one mile. Our location provides exposure to approximately 25,000 vehicles per day.

Nearby Highways:

- I-99/Grand Parkway
- I-45
- I-249
- Hardy Toll Road

Airports:

- Houston George Bush Intercontinental (IAH)
- William P. Hobby (HOU)
- David Wayne Hooks Memorial (DWH)

Close Proximity:

- The Woodlands
- Tomball
- Cypress
- Humble

Property Highlights:

FQBP sits within a quaint, communal setting. This business park is proud of its very own, Lake Pontchartrain, adorned with mature Weeping Willow trees and lush landscaping. FQBP offers landscaped lots, paved sidewalks for added safety for pedestrians, security lighting, and single-post lanterns sprinkled throughout the complex further adding to the French Quarter charm.

Property Features:

- Park pylon signage
- Building monument signage
- Dedicated turn lane
- Curbed sidewalks
- Waterfront property
- Fenced lot
- Property Manager on-site
- Professional & established business park
- High daytime traffic
- Luxurious, single-story office suites
- Exterior, building perimeter lighting
- Landscaped, well-kept grounds
- Exterior pest control services included
- Customized buildout options available
- Exterior, lamp posts
- Ample parking
- Great visibility
- 24/7 camera surveillance

All properties are available for a customized build-out. Contact our leasing office at 281-609-7114 to schedule your private showing, and to discuss the vision for your new business location.



Property Management Location:

21631 Rhodes Road, Suite A100, Spring, TX 77388

281-609-7114 | office@3rdgd.com | www.3rdgd.com



The French Quarter Business Park is made up of six (6) professional office buildings. This business park began construction in multiple phases beginning in 2013.

PROPERTY DETAILS:

Building Class:	B
Tenancy:	Multiple
# of Floors:	1
Free Standing:	Yes
Road Type:	Paved
Lot Size:	4.8 Acres
Detention Pond:	19,000 SF



Professional Business Park



Prime Location: FM 2920



Experienced Management

Lease Details:

- \$22.00/SF/YR
- \$8.50 NNN/SF/YR
- Minimum 36-month lease term

