

WEST MEMORIAL - OFFICE

**2600 S. GESSNER RD.
HOUSTON, TX 77063**

OFFICE BUILDING FOR LEASE

HEATHER MUELLER

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PROPERTY DESCRIPTION

Discover the vibrant community surrounding the location, where West Memorial meets Houston's dynamic commercial landscape. Enjoy easy access to prominent business districts, retail centers, and dining hotspots. Within minutes, find yourself immersed in the thriving energy of Houston's bustling economy. The property resides near notable landmarks such as the Galleria, Uptown Park, and CityCentre, offering an abundance of dining, shopping, and entertainment options for the discerning professional. With a prime location at your fingertips, experience the perfect blend of work and play in one of Houston's most sought-after districts.

PROPERTY HIGHLIGHTS

- Customizable Turnkey Office Suites perfect for any business size. Available Covered Parking and Controlled access for greater security and peace of mind.
- Collab, Create, and Grow with Multiple Conference Rooms, Tesla Interview Room, Private Offices, and Training Rooms.
- Dedicated Ownership and Property Management on-site for excellent service and easy move-in.
- Whole world of convenience lives within, from new Tesla Service Center, prime eateries, prestige shopping, to wellness all within minutes.

OFFERING SUMMARY

Available SF:	595 - 10,298 SF
Building Size:	106,310 SF
Vehicles Per Day:	64,749 via Westheimer 28,810 via South Gessner
Major Tenants:	Lone Star Bank, Trinity Dental, Whitestone REIT, CUBExec, Five Star Merchant

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$76,389	\$80,161	\$76,695
Total Population	19,872	170,764	499,074
Total Households	10,471	74,970	199,257

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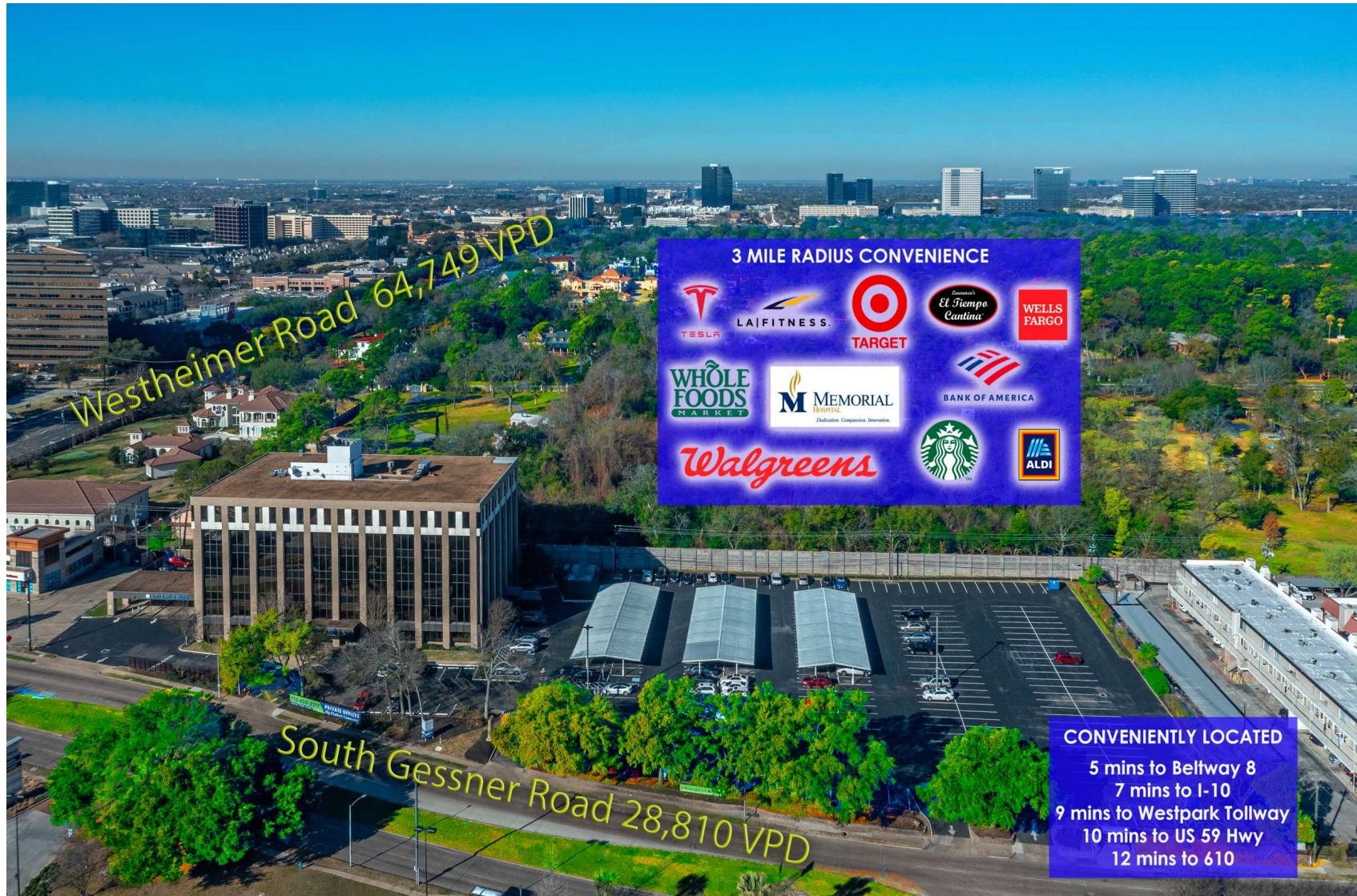
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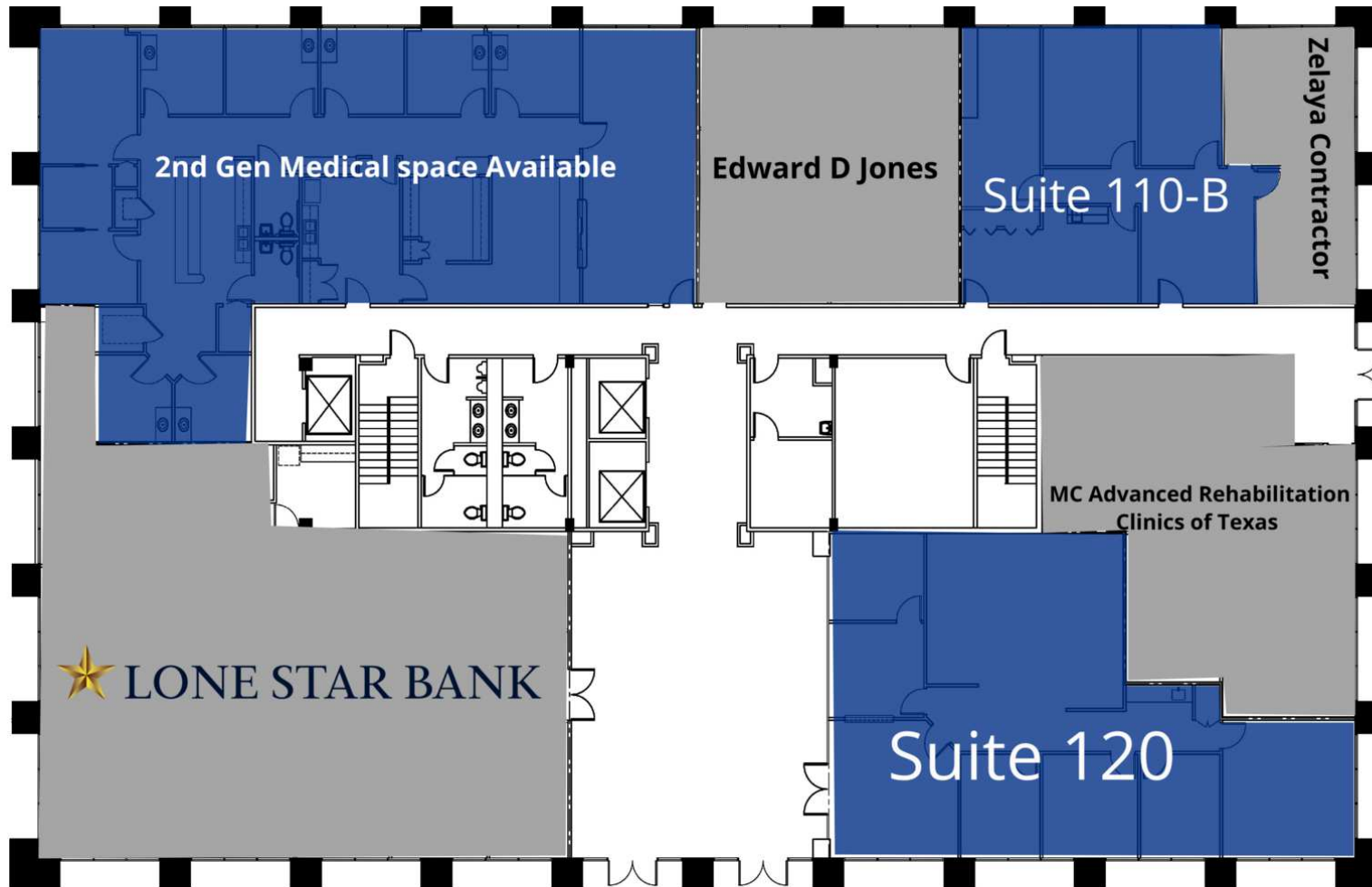
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LARGE TO SMALL OFFICE SPACE FOR RENT, PRIVATE OFFICES FOR LEASE



LEGEND

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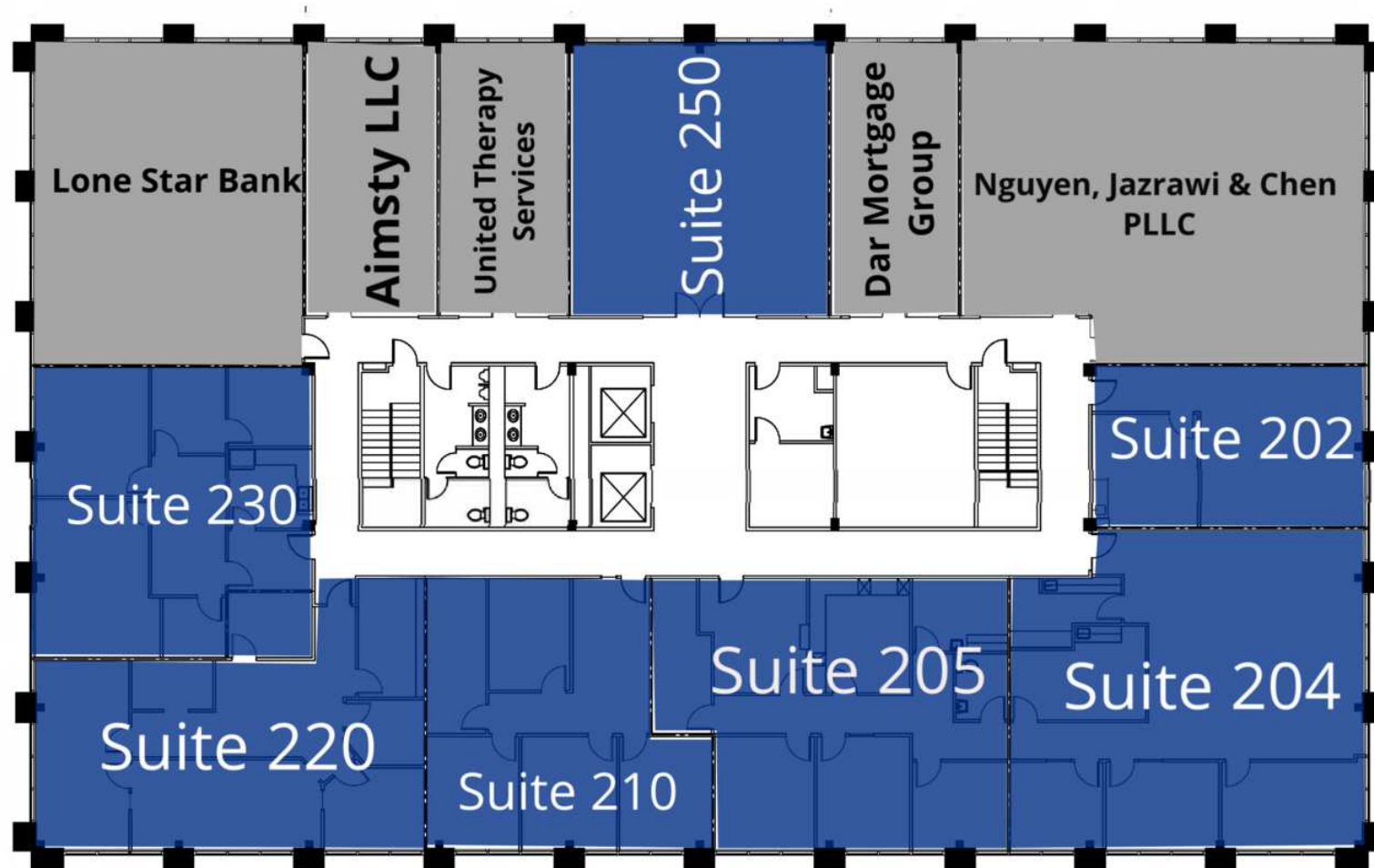
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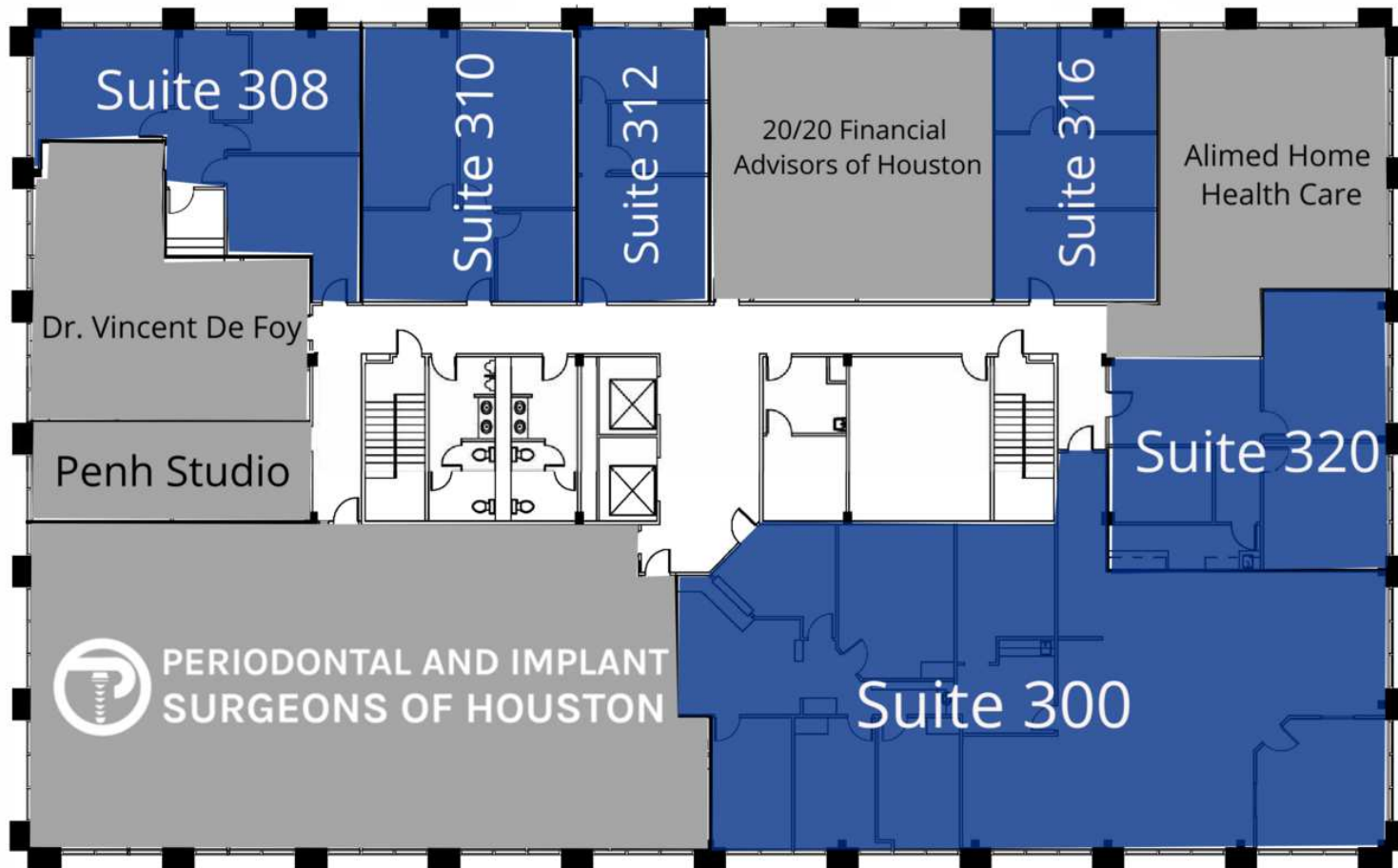
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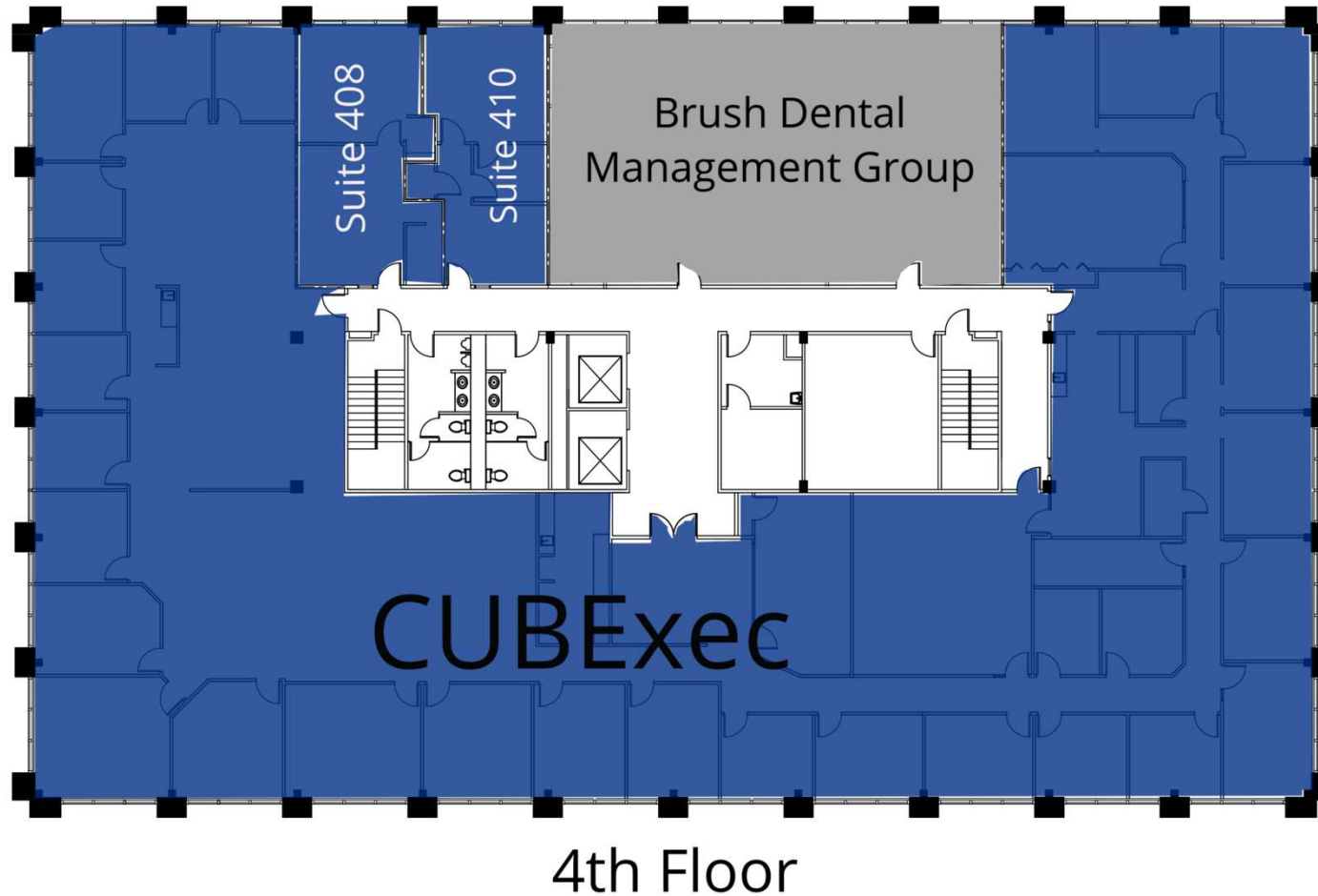
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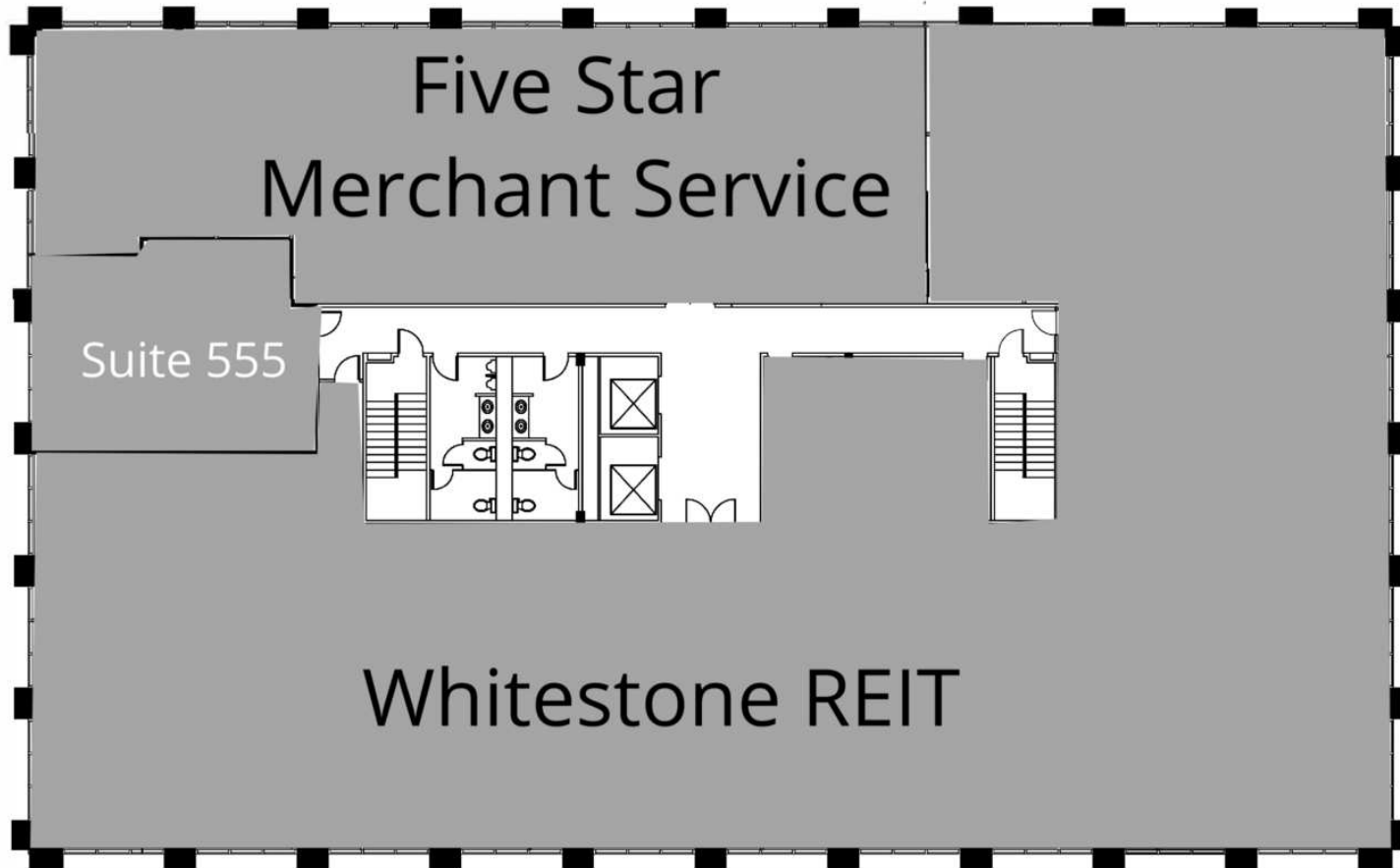
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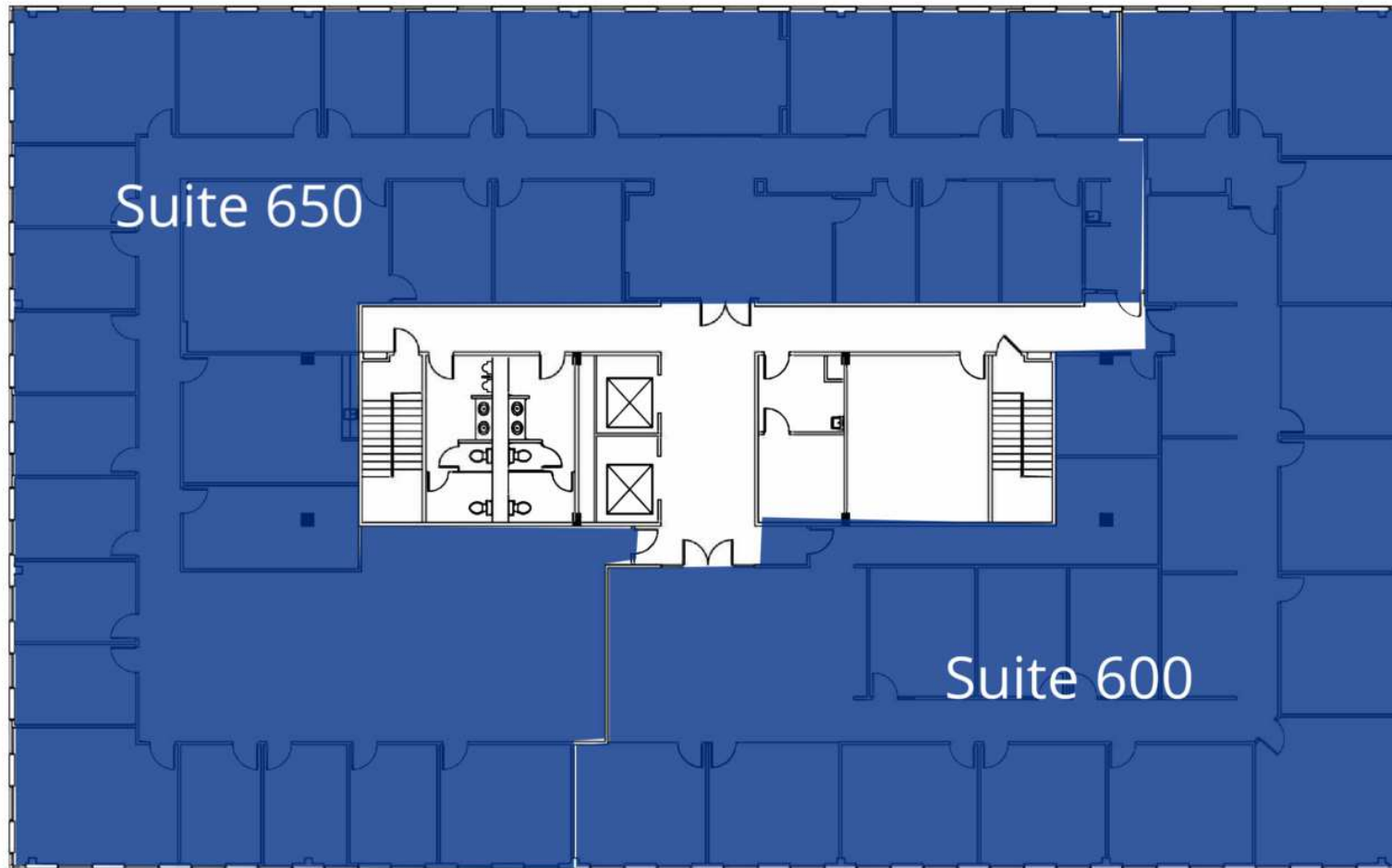
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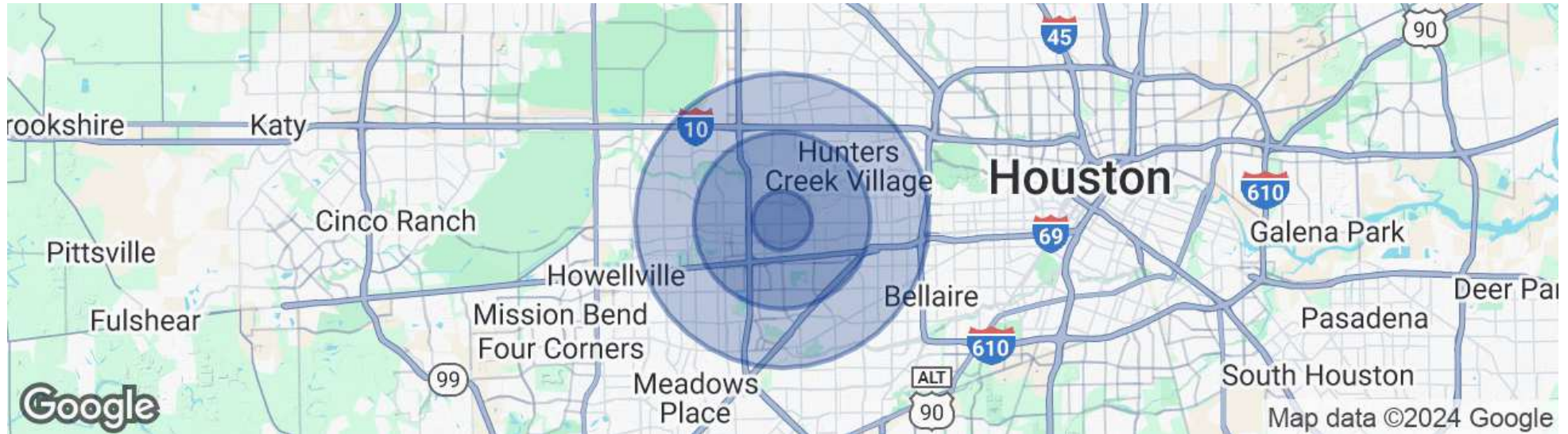
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,872	170,764	499,074
Average age	36.6	34.6	33.6
Average age (Male)	35.1	34.1	33.1
Average age (Female)	38.2	35.7	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,471	74,970	199,257
# of persons per HH	1.9	2.3	2.5
Average HH income	\$76,389	\$80,161	\$76,695
Average house value	\$390,050	\$358,746	\$314,606

* Demographic data derived from 2020 ACS - US Census

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