



3717 5th Street

3717 5th Street, Stafford, TX 77477



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3717 5th Street

\$24.00 /SF/YR

Newly Constructed Office Building near the corner of FM 1092/Murphy Road and 5th Street. 3,000 sqft shell space that can be subdivided. Ideal for medical or dental office, retail, and similar industries. Will build to suit.

- 5th Street frontage near HWY 1092
- Ample parking
- Visible from high traffic intersection
- Tenant Improvement Allowance available



Rental Rate:	\$24.00 /SF/YR
Min. Divisible:	1,500 SF
Property Type:	Office
Building Class:	B
Rentable Building Area:	3,000 SF
Year Built:	2022
Walk Score ®:	44 (Car-Dependent)
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor

Space Available	1,500 - 3,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Spacious suite with 3,000 square feet available.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
SuperTech Construction	-	



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Proximity to major retail centers, dining, and entertainment options. Close to residential communities, providing a steady customer base. Easy access to major roadways. Located in a rapidly developing area with significant economic growth. Competitive lease rates to accommodate your business needs. Customizable space options to fit your specific requirements.

Property Photos



GK-24



GK-20

Property Photos



GK-7



GK-29

Property Photos



GK-3

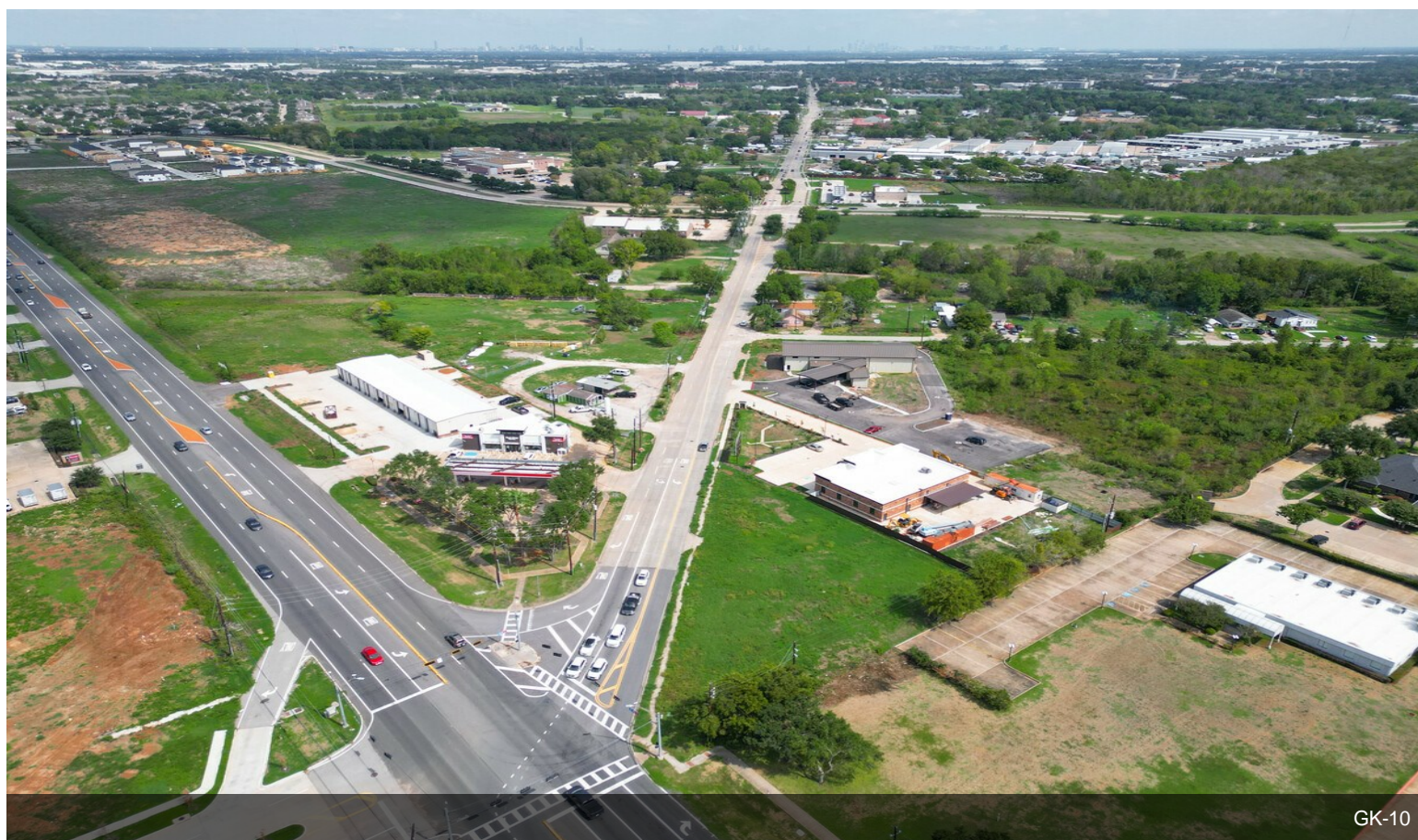


GK-15

Property Photos



GK-5



GK-10

Property Photos



GK-8