

SRI SAI

BUSINESS CENTER

31390 FM 2920
Waller, TX 77484

31406 FM 2920
Waller, TX 77484

PAUL CATES

Direct: 936-277-6930

Email: PaulC@finishesbrokerage.com

Finishes
BROKERAGE LLC.



PROPERTY DESCRIPTION

As the City of Waller continues to undergo rapid expansion, the demand for exceptional office and retail spaces is on the rise. The success of these units has the potential to further drive the city's growth, provided they are executed correctly. We are confident that the newly built **Sri Sai Business Center**, designed by Finishes Solutions, will be a vital factor in Waller's continued expansion and development.

The **Sri Sai Business Center** is located in the heart of Waller, conveniently situated on FM 2920, just off Highway 290. This prime location offers businesses seeking opportunities the perfect spot to start or upgrade their office space, with the added convenience of being located near major highways for easy access.

Each unit in the **Sri Sai Business Center** features a flexible floor plan that can be tailored to your specific needs. Whether you're looking to lease a space for a short or long-term period, you have complete control over your unit. The Business Center provides a range of options for businesses of all sizes and requirements, making it an excellent choice for startups and established businesses alike.

Due to the high demand for units in the Business Center, we recommend securing your preferred unit as soon as possible. With several units already reserved, act quickly to secure the space that meets your business needs. **At Sri Sai Business Center**, we are committed to providing exceptional spaces that drive growth and success for businesses in Waller.

SQUARE FOOTAGE FLOOR PLAN OPTIONS

RETAIL & OFFICE BUILDING A

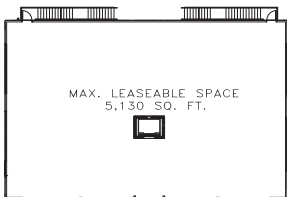
31390 FM 2920
Waller, TX 77484

RETAIL & OFFICE BUILDING B

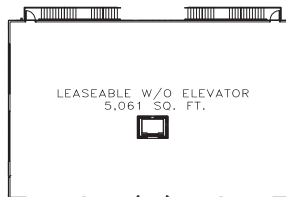
31406 FM 2920
Waller, TX 77484

NOW LEASING

NOW LEASING

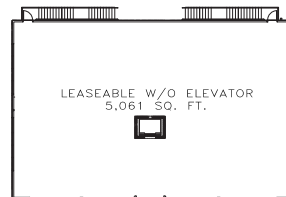


BUILDING A, SECOND FLOOR

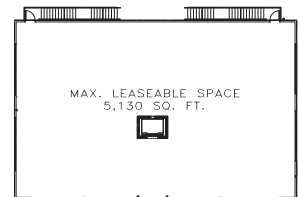


BUILDING A, SECOND FLOOR - OPTION 2

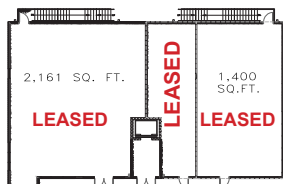
SECOND
FLOOR



BUILDING B, SECOND FLOOR - OPTION 2

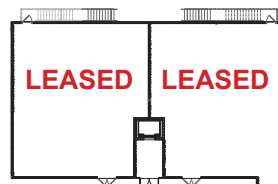


BUILDING B, SECOND FLOOR



BUILDING A, FIRST FLOOR

FIRST
FLOOR



BUILDING B, FIRST FLOOR



SQUARE FOOTAGE

1001 Priya Lane
Waller, TX 77484

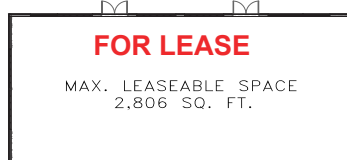


1-STORY BUILDING

1002 Priya Lane
Waller, TX 77484



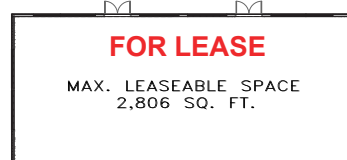
1003 Priya Lane
Waller, TX 77484



1005 Priya Lane
Waller, TX 77484



1004 Priya Lane
Waller, TX 77484



1006 Priya Lane
Waller, TX 77484





PROPERTY HIGHLIGHTS

- Mixed use
- Elevator access
- FM 2920 frontage
- TI allowance based on lease term

OFFERING SUMMARY *Call for pricing*

BUILDING SIZE

Building A

First floor **LEASED**
Second floor +/- 5,130 SF

Building B

First floor **LEASED**
Second floor +/- 5,130 SF



AVAILABLE SPACE



LEASE INFORMATION

LEASE TERM: 60 month

LEASE TYPE: NNN

AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Retail & Office Building A, First Floor	LEASED	LEASED
Retail & Office Building A, Second Floor	+/- 5,130 SF	Shell, build-out per request
Retail & Office Building B, First Floor	LEASED	LEASED
Retail & Office Building B, Second Floor	+/- 5,130 SF	Shell, build-out per request
1001 Priya	SOLD	SOLD
1002 Priya	+/- 2,806 SF	Shell, build-out per request
1003 Priya	+/- 2,806 SF	Shell, build-out per request
1004 Priya	+/- 2,806 SF	Shell, build-out per request
1005 Priya	+/- 2,806 SF	Shell, build-out per request
1006 Priya	+/- 2,806 SF	Shell, build-out per request

DISCLAIMER: These numbers reflect what is currently available for lease and do not describe the total square footage

