

**FLEX/LAB
SPACE
FOR LEASE**

+/- 2,802 RSF
AVAILABLE

SUBLEASE



TRANSWESTERN

REAL ESTATE
SERVICES

8560 Katy Freeway

Houston, TX 77024



Leasing Information:

Sarah Carter | VP

Transwestern

713.231.1629

Sarah.Carter@transwestern.com

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Space Features:

- Shared amenity spaces including kitchen, conference room, small lockers, storage and board room
- Two dock high doors
- 3 Phase Power - 120V/240V
- 13 Parking spots directly in front of the suite; with access to 30 more spaces
- Direct access to Katy Freeway
- Close proximity to Memorial City Mall and Memorial Hermann Hospital Complex
- Approximately 12 minutes to downtown
- Lab was CLEA certified

Availability

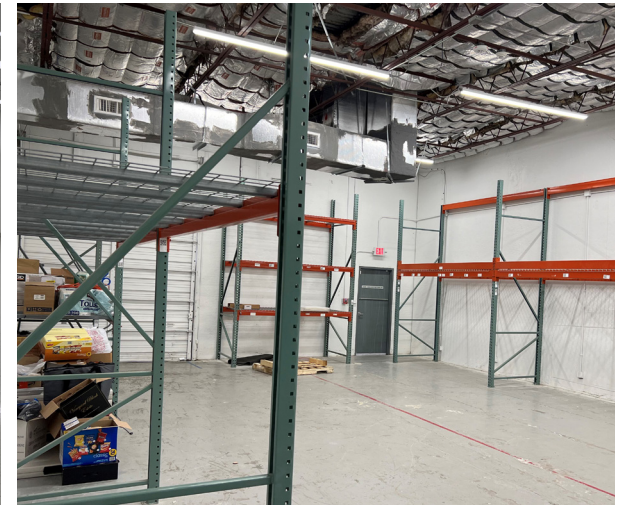
Flex/Lab Space

Term Expiration

December 2026

Lease Rate:

\$20.00 FSG



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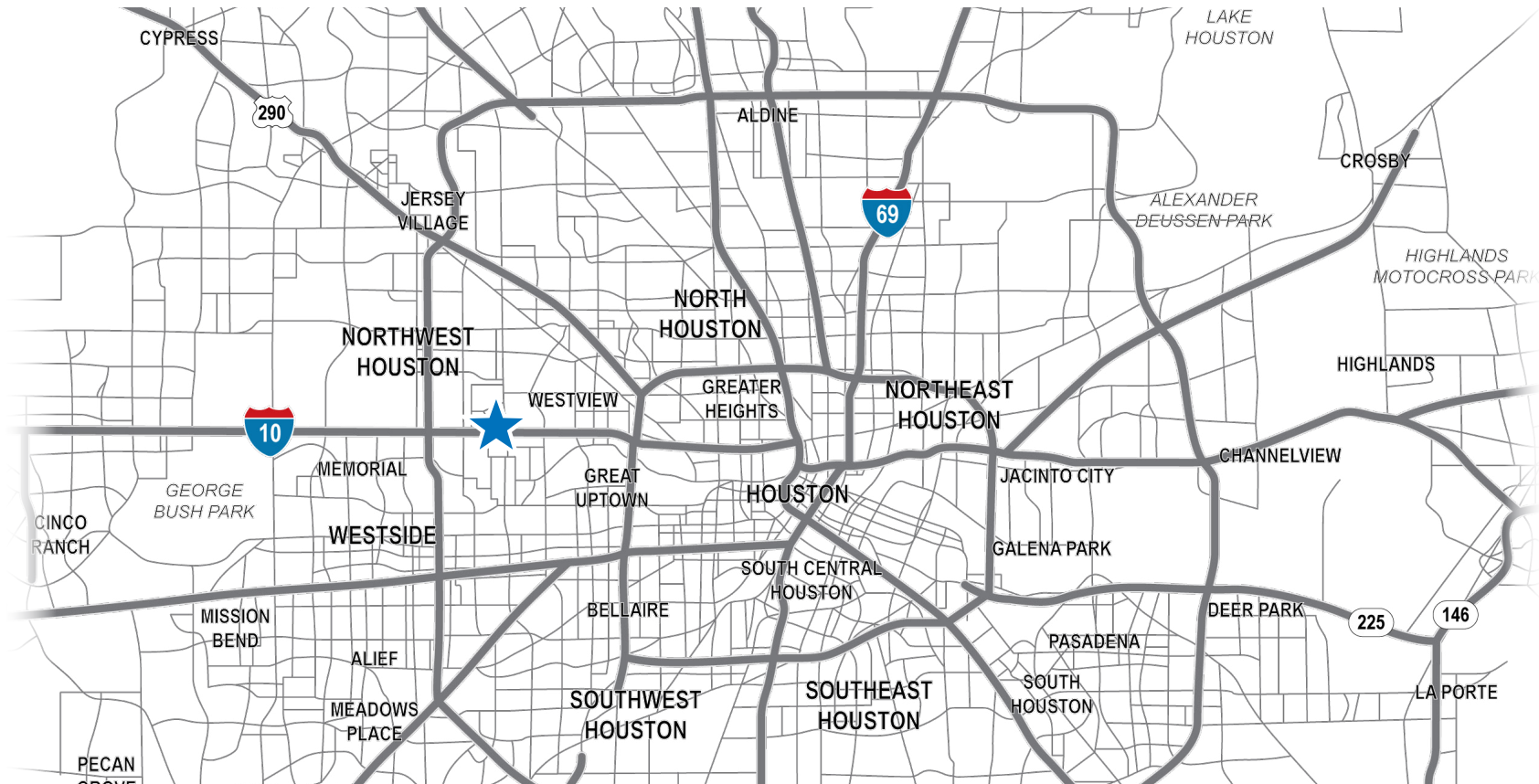


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*Demographics are within 3 miles of the property

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200A - 902 RSF:

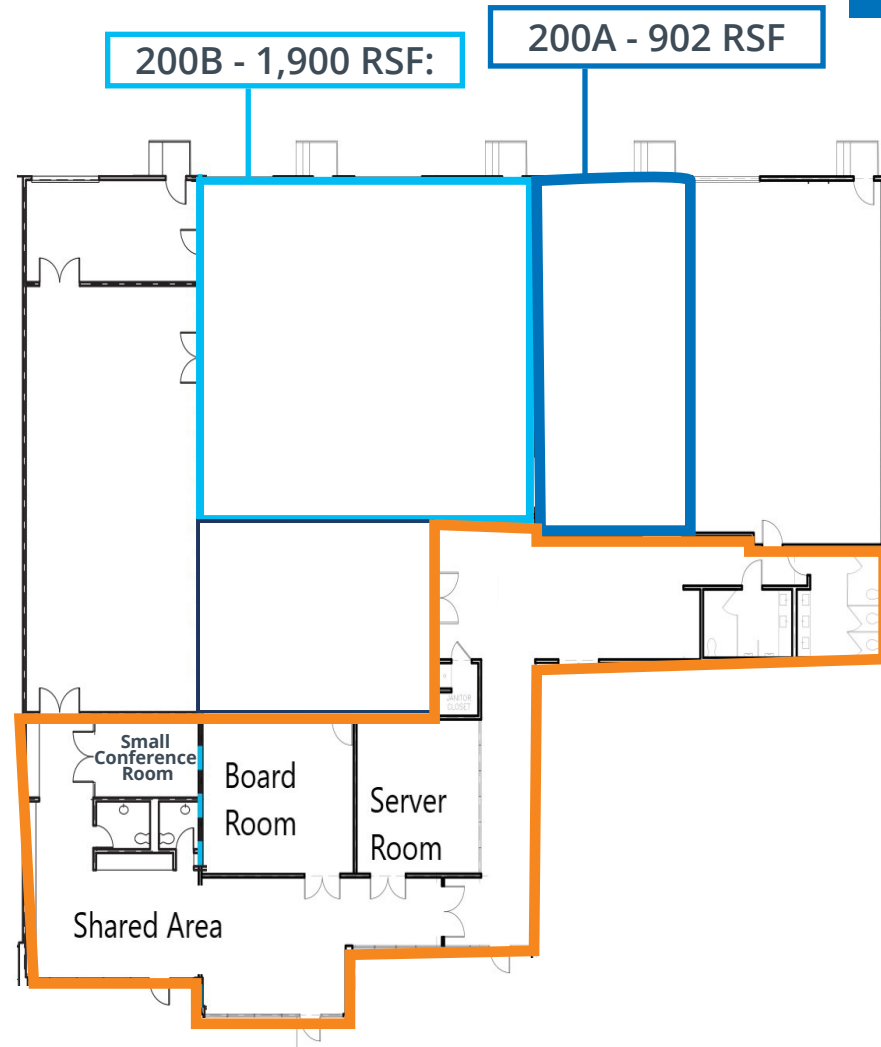
- Flex/Lab Space

200B - 1,900 RSF:

- Flex/Lab Space

Shared Areas

- 2 conference rooms
- Kitchen
- Ping pong table
- Area to socialize



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