



## **Woods Center**

4620-4658 FM 1960 Rd W, Houston, TX 77069

### **Toni Au-Mau**

Deflare

3019 Chance Ct, Pearland, TX 77584

[t.aumau@realdeflare.com](mailto:t.aumau@realdeflare.com)

(832) 744-8707



## Woods Center

\$11.52 - \$12.00 /SF/YR

Woods Retail Plaza is a 27,750 square foot multi-tenant shopping center located between Stuebner Airline Road / Veterans Memorial and Champions Forest Drive at 4620 Cypress Creek Parkway (FM 1960 West)....

- Property has ingress and egress directly from FM 1960 West
- Two large pylon signs on site for displaying businesses within the property
- Residential neighborhoods surround the property
- Vast and extensive parking lot
- Features fully lit area lighting on the property
- Responsive property manager



Rental Rate:	\$11.52 - \$12.00 /SF/YR
Total Space Available:	8,000 SF
Max. Contiguous:	6,000 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	1
Frontage:	174' on FM 1960 W
Gross Leasable Area:	27,750 SF
Walk Score ®:	73 (Very Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$0.96 /SF/MO

### 1st Floor Ste 4622B

Space Available	1,000 SF
Rental Rate	\$11.52 /SF/YR
Date Available	October 08, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

-Open Floor Plan-Fully Tile Flooring-Private Bathroom-Copy Room-Storage Room-Server Room-Backdoor

### 1st Floor Ste 4636A

Space Available	1,000 SF
Rental Rate	\$11.52 /SF/YR
Date Available	October 08, 2025
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Prime Space for Lease – Ideal for Spa, Wellness, or Medical UseDiscover a well-appointed commercial suite designed for comfort, functionality, and professional appeal. Formerly home to a successful massage therapy practice, this versatile space is perfectly suited for wellness professionals, medical practitioners, or personal care services.The layout features a welcoming reception area with ample room for a front desk and guest seating, leading to six private, partitioned rooms—three of which include walk-in showers, offering a ready-made setup for spa or therapeutic use. A utility room with washer and dryer hookups adds convenience for on-site laundry, while a dedicated storage room keeps supplies neatly organized. The suite also includes a private restroom for staff or client use.With its functional floorplan and existing infrastructure tailored to client-based services, this space offers an exceptional opportunity to move in and start operations with minimal setup.Highlights:- Reception and waiting area- 6 private treatment or office rooms- 3 rooms with built-in walk-in showers- Utility room with washer/dryer hookups- Dedicated storage room- Private restroomPreviously used as a professional massage therapy practicePerfect for:Massage therapy, medical spa, acupuncture, chiropractic, esthetics, or other wellness and healthcare services.

1st Floor Ste 4654

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Space Available	6,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	October 08, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Versatile Commercial Space for Lease — Former FedEx Office Print CenterDiscover the perfect location for your business in this spacious, open-concept commercial suite, ideal for retail, office, or service-based operations. Previously occupied by a FedEx Office Print Center, this property is designed to accommodate high-traffic customer flow while maintaining a professional atmosphere. The layout features a large open work area—perfect for collaborative setups, retail displays, or customer service stations—along with two partitioned offices that provide private meeting or administrative spaces. Enjoy the convenience of two private bathrooms, ensuring comfort and accessibility for staff and clients alike. Whether you’re looking to establish a print shop, creative studio, professional office, or specialty retail business, this adaptable space offers exceptional visibility, functionality, and room to grow.

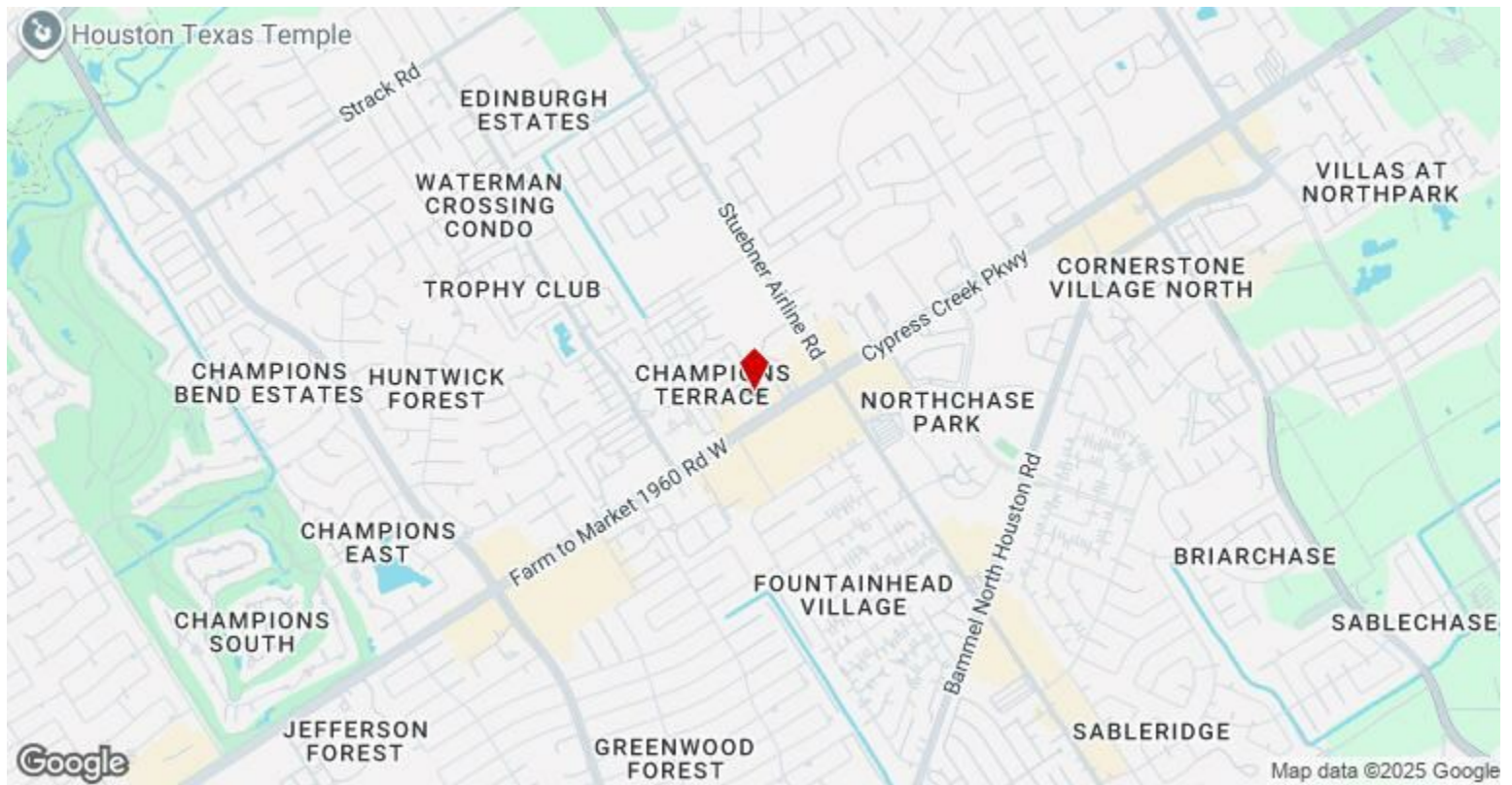
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
A B Massage	-	
Amazing Awards Inc	-	
FedEx Office	-	February 2020
K&V Bulgarian Market	-	
L T Blinds	-	May 2019
Lighthouse Chapel	-	
More+pelo	-	
Natural Health Holistic Center	-	





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# Property Photos





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