



The Mansion

11800 Magnolia Pky, Manvel, TX 77578

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The Mansion

\$20.40 /SF/YR

Experience a unique opportunity to office at the recently refurbished Manvel Mansion, conveniently located with ample parking and proximity to Pearland Town Center, its great restaurants, and local attractions. Choose from our available office spaces on both floors, with the option of a fully built-out office, or pick a space and customize the layout to meet your needs. Contact us today to learn more and schedule a tour...

- Great location off of Magnolia Parkway, seeing 14,294 vehicles per day.
- Ample parking available on-site, featuring around 200 available spots.
- Elevator for easy accessibility purposes.
- Offers easy access to TX Highway 88 and the Sam Houston Tollway with Pearland Town Center located two minutes away



Rental Rate:	\$20.40 /SF/YR
Min. Divisible:	600 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	50,000 SF
Year Built:	2001
Walk Score @:	20 (Car-Dependent)
Rental Rate Mo:	\$1.70 /SF/MO

1st Floor Ste 1

Space Available	1,975 SF
Rental Rate	\$20.40 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	1 Years

Suite 1 features 1,975 square feet of office space for lease on the first floor. There is a partial build-out for professional services in this space.

1

1st Floor Ste 2-6

Space Available	600 - 2,400 SF
Rental Rate	\$20.40 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite 2-6 features 600 to 2,400 square feet of divisible office space on the first floor. This space is built out a shell space with a mostly open floor plan.

2

1st Floor Ste 7-10

Space Available	600 - 2,350 SF
Rental Rate	\$20.40 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite 7-10 features 600 to 2,350 square feet of divisible office space in excellent condition. This space has a partial build out as a standard office, and has a layout that is mostly open.

3

2nd Floor Ste 2-12

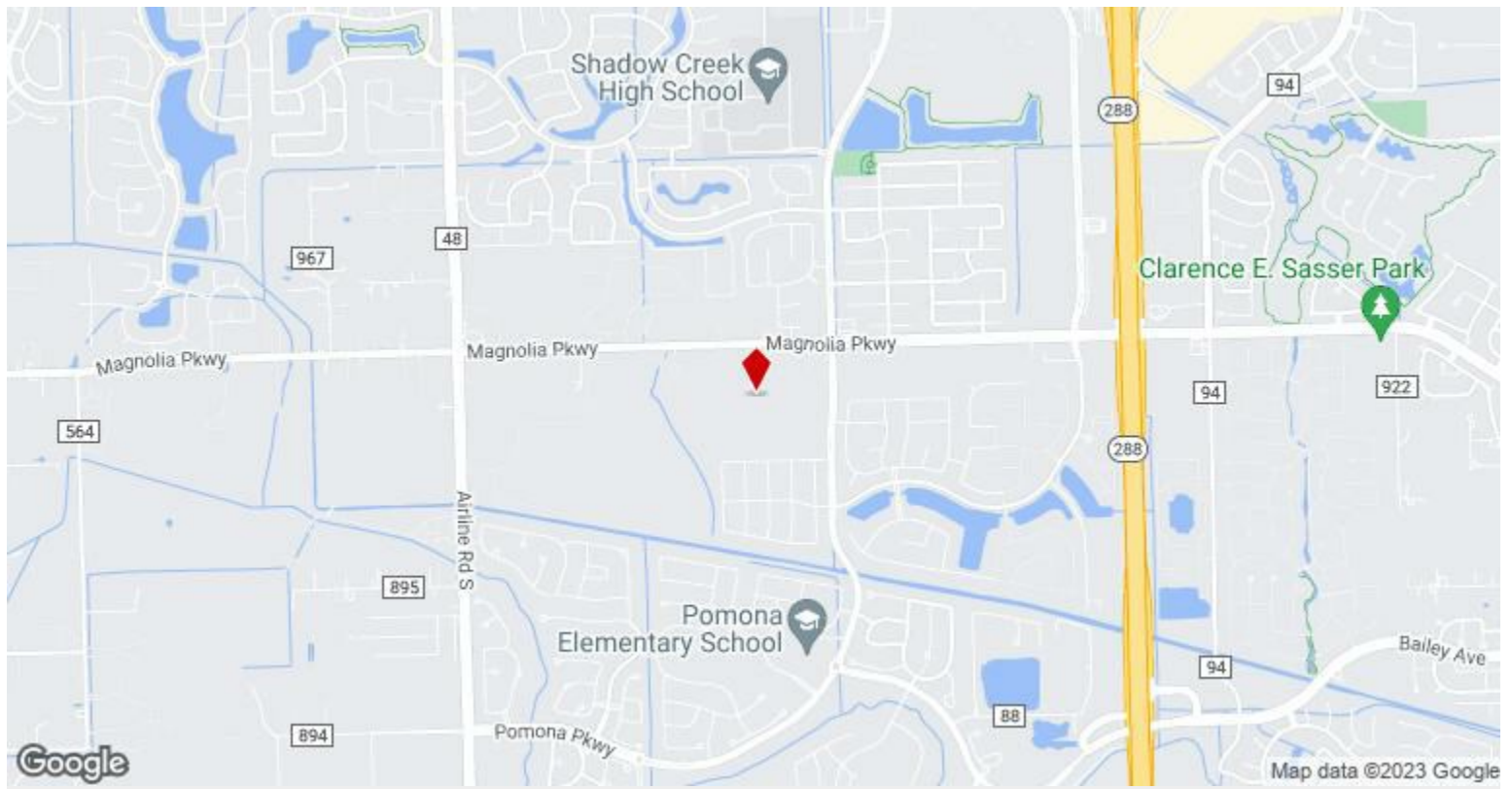
Space Available	700 - 13,295 SF
Rental Rate	\$20.40 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Suite 2-12 features 700 to 13,295 square feet of divisible office space available on the second floor. This suite has a partial build out as a standard office, with a mostly open floor plan.

4

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Farmers Insurance	-	
Homevestors	-	
Renters Warehouse	-	
State Farm Insurance	-	



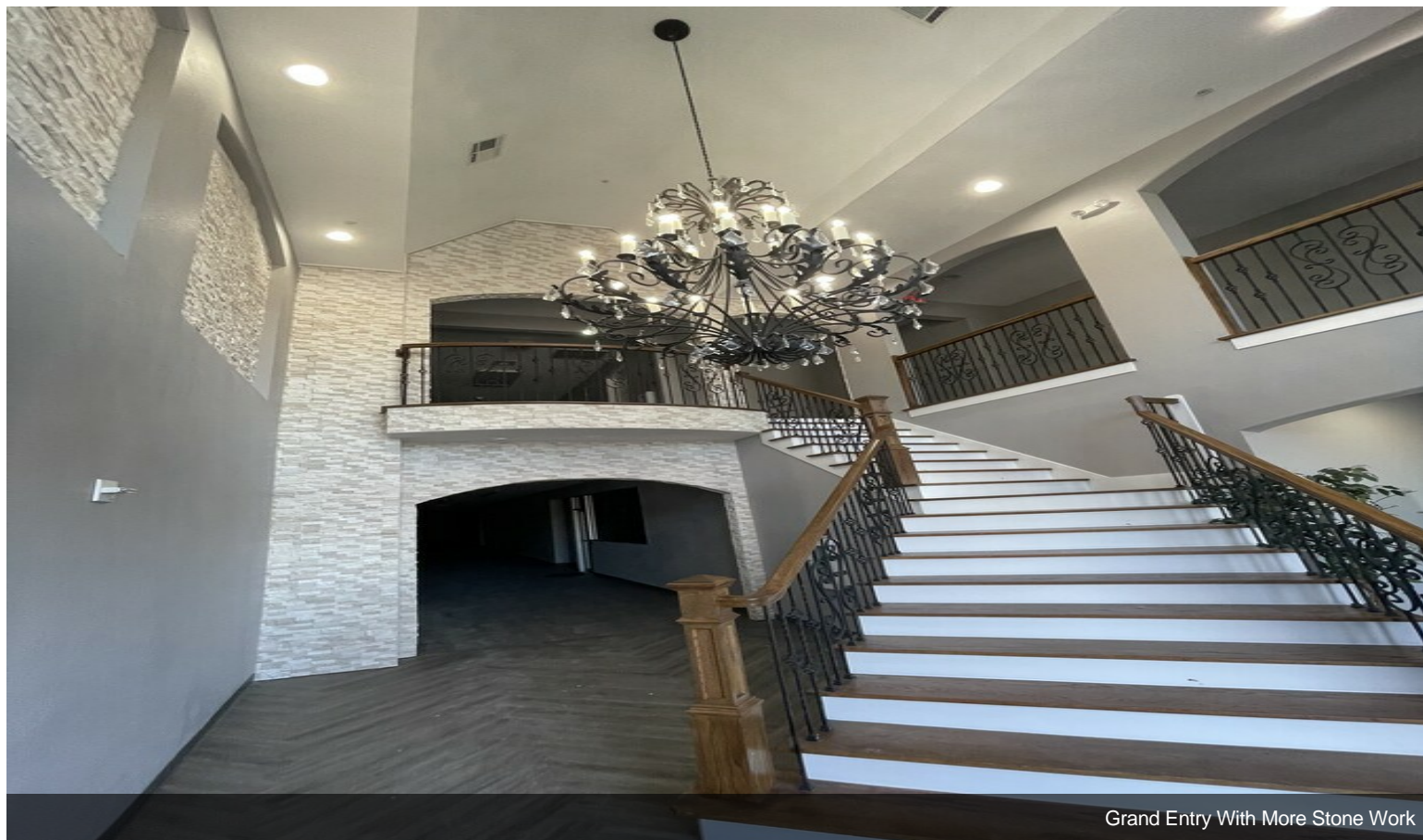
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Property Photos

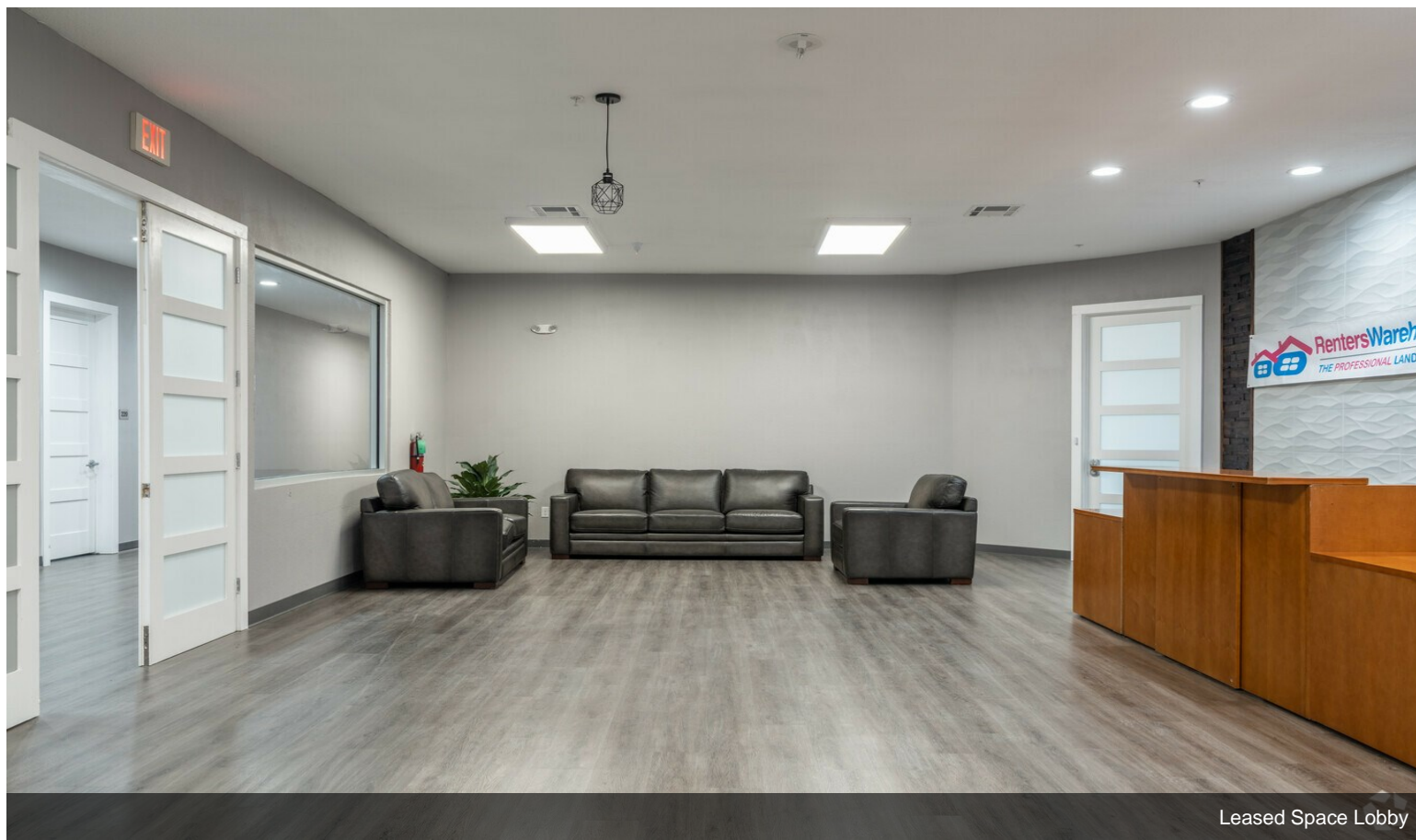


Beautiful Stone work on Main Entrance

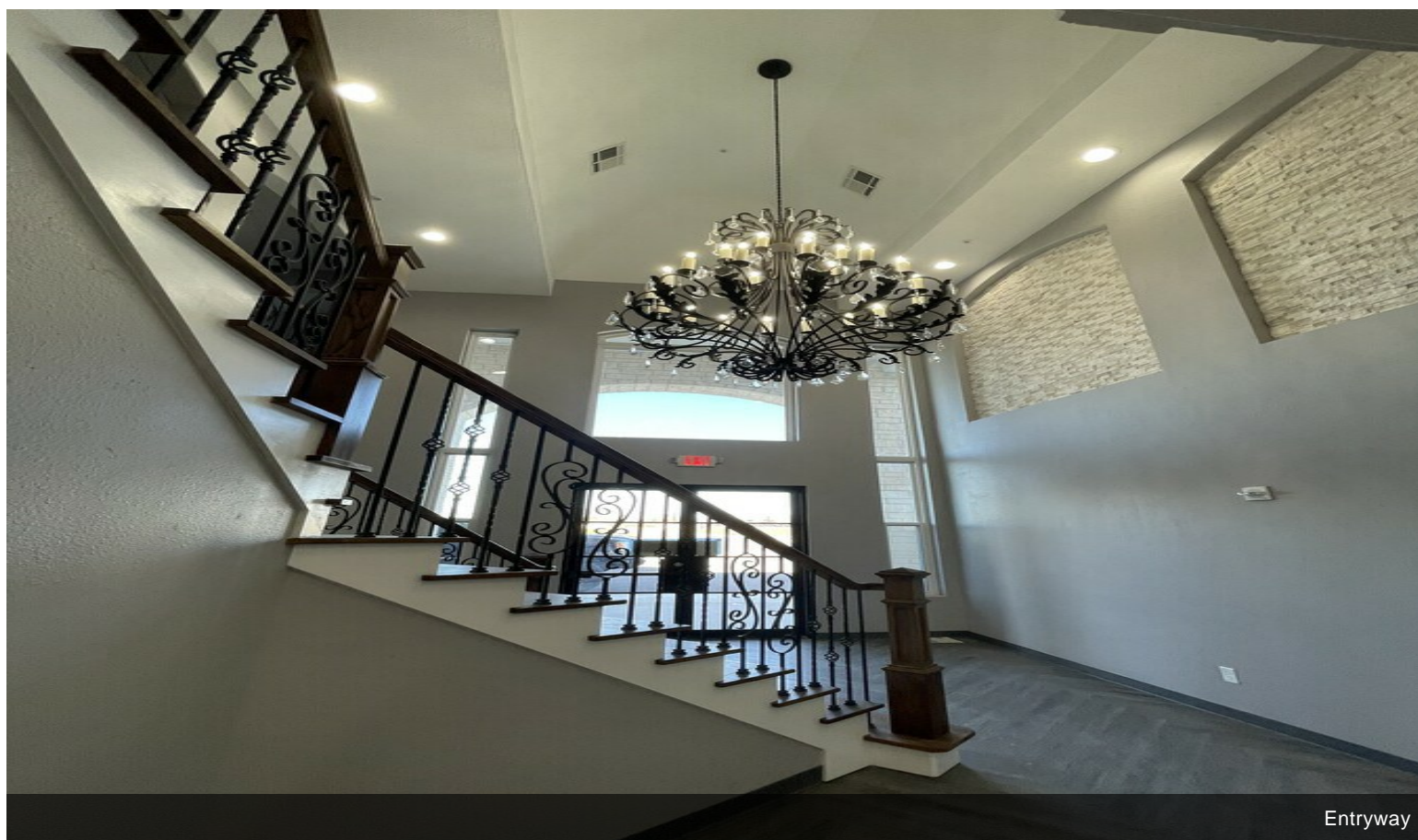


Grand Entry With More Stone Work

Property Photos



Leased Space Lobby

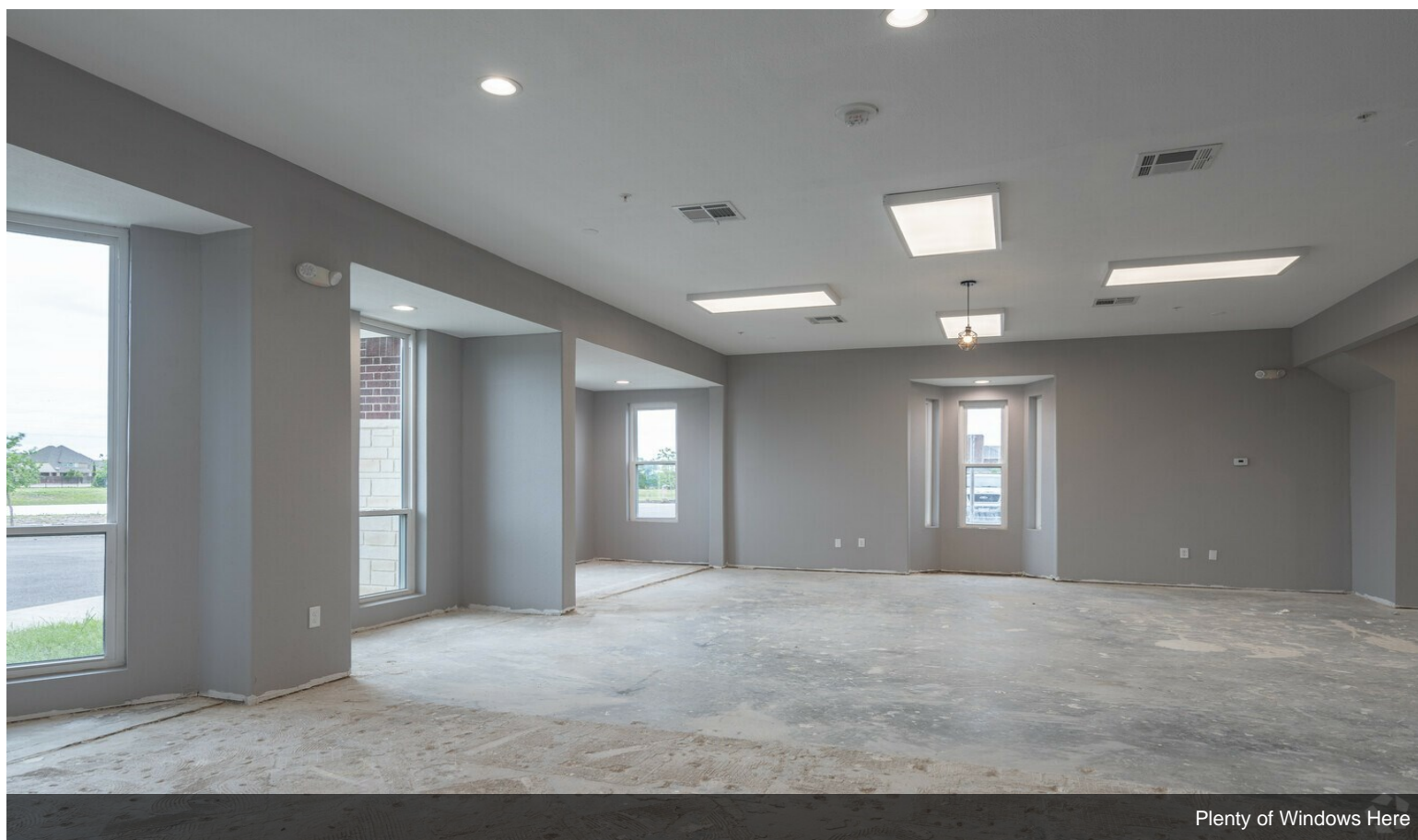


Entryway

Property Photos

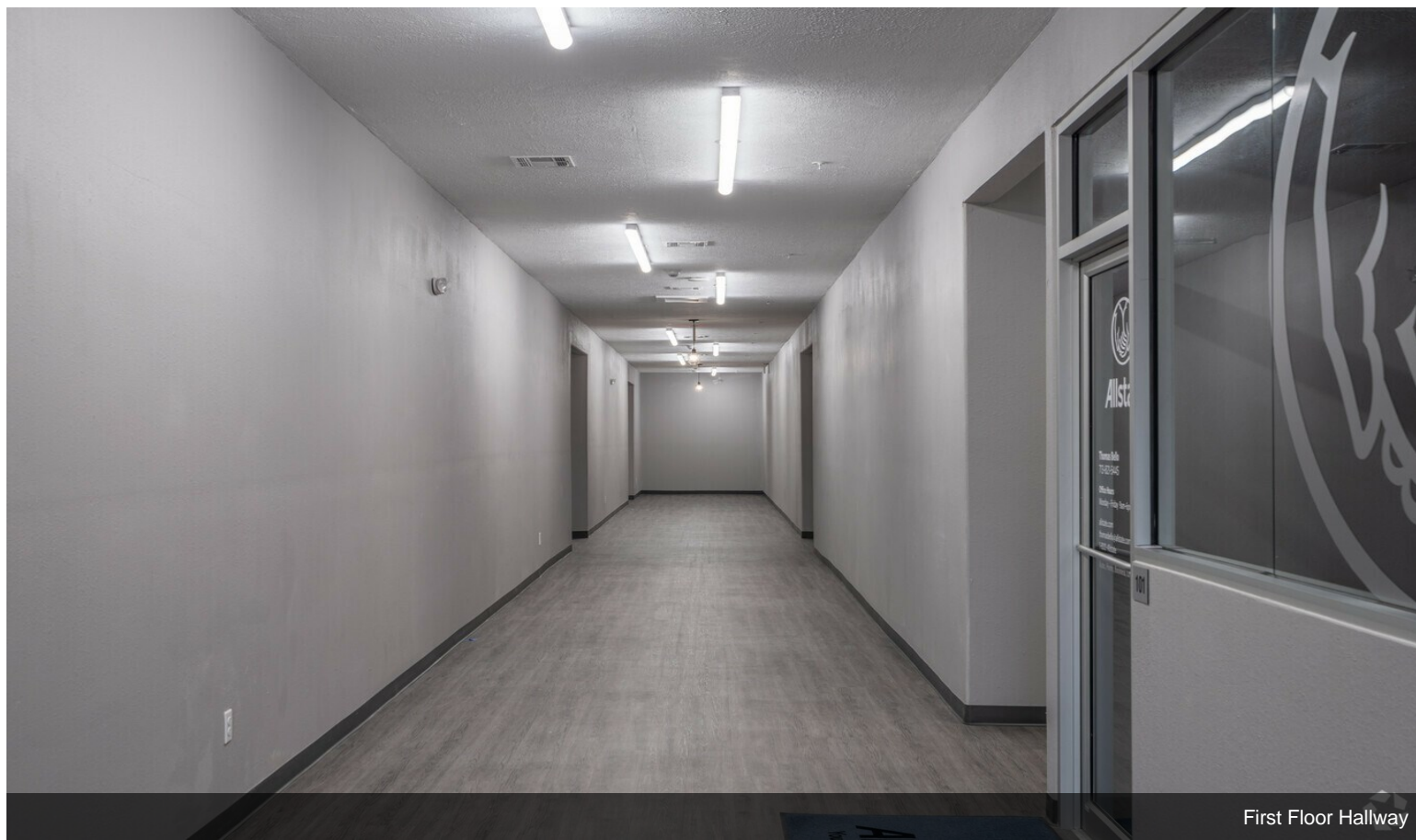


Ready for Your Floorplan Ideas

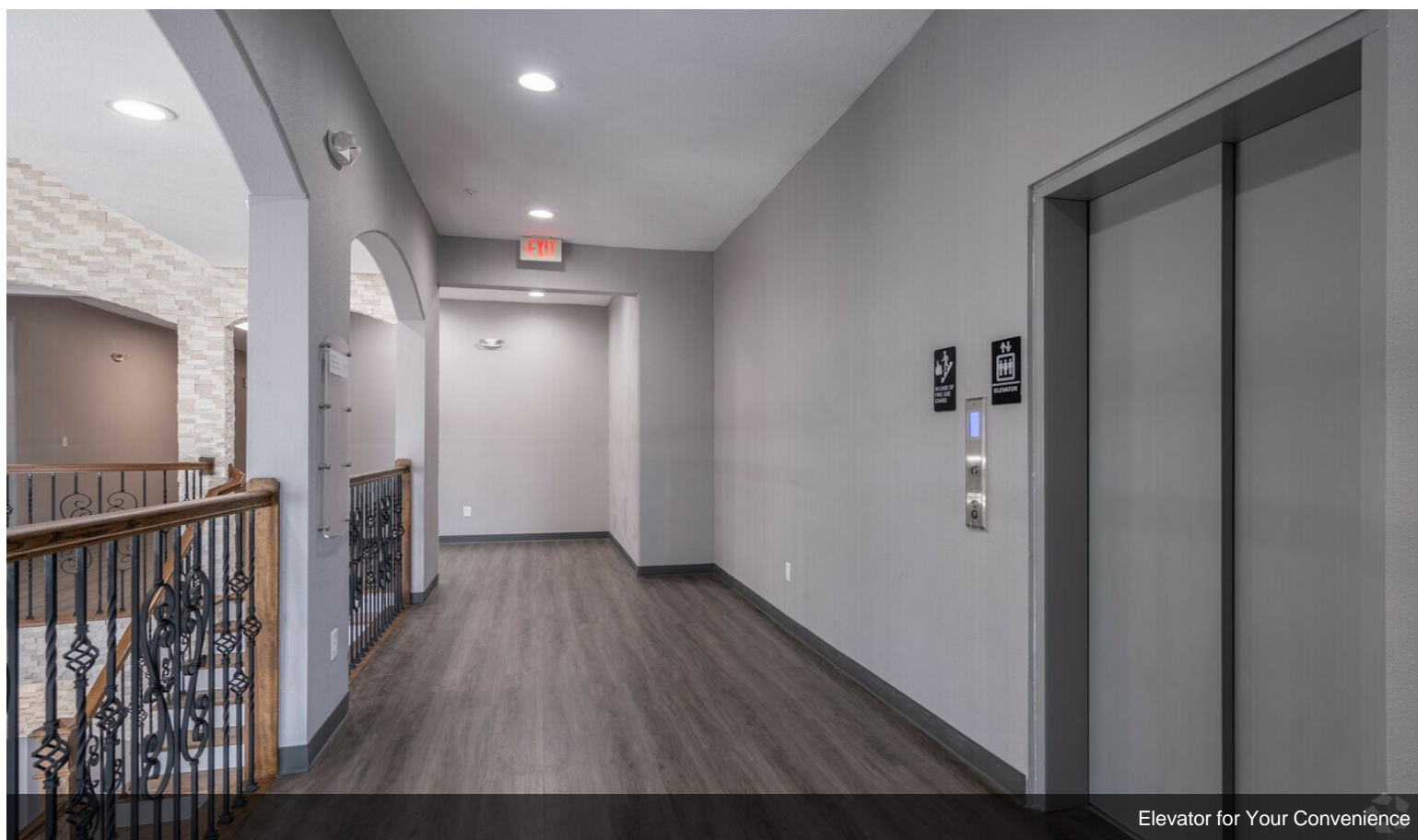


Plenty of Windows Here

Property Photos

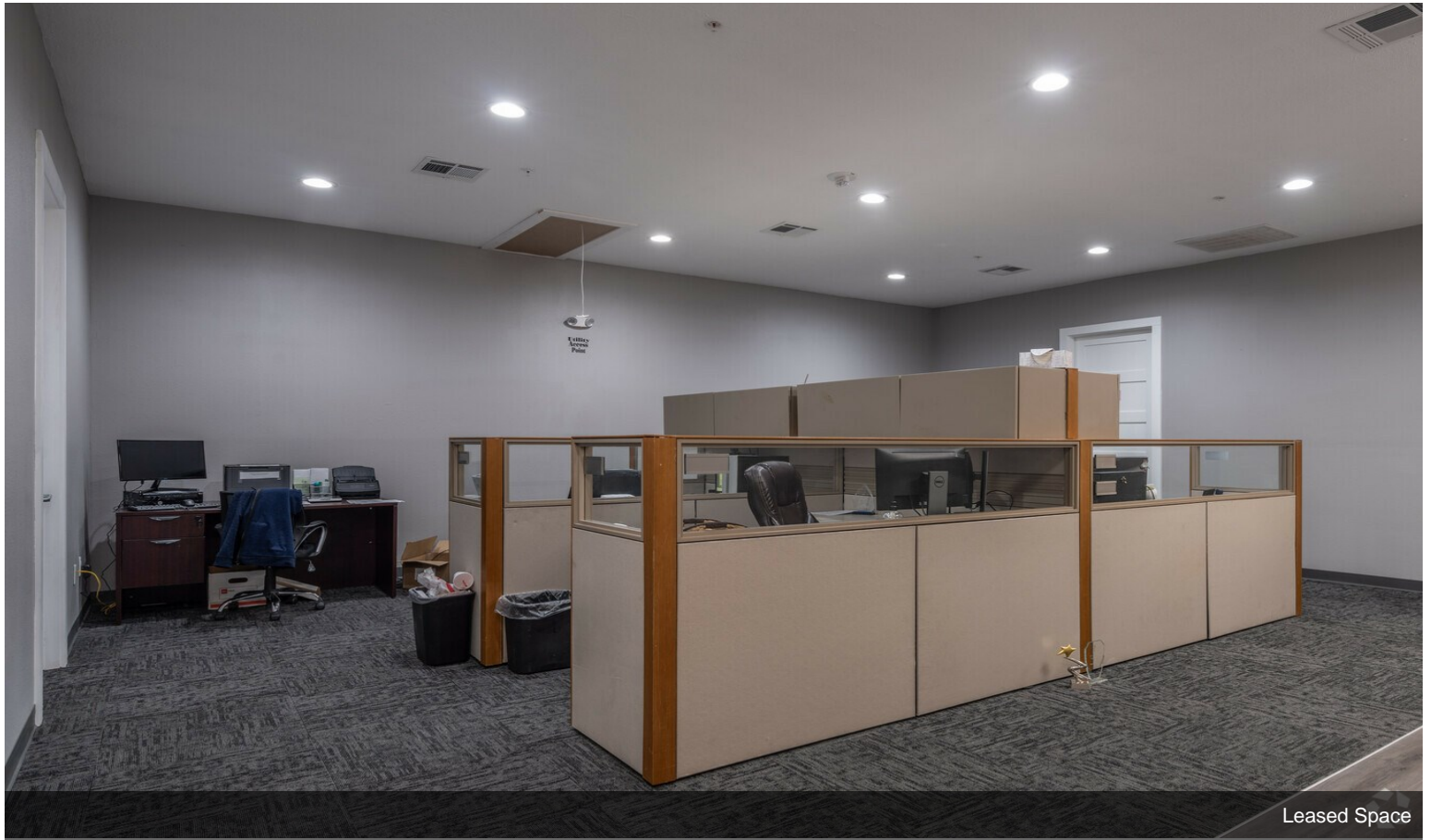


First Floor Hallway



Elevator for Your Convenience

Property Photos



Property Photos

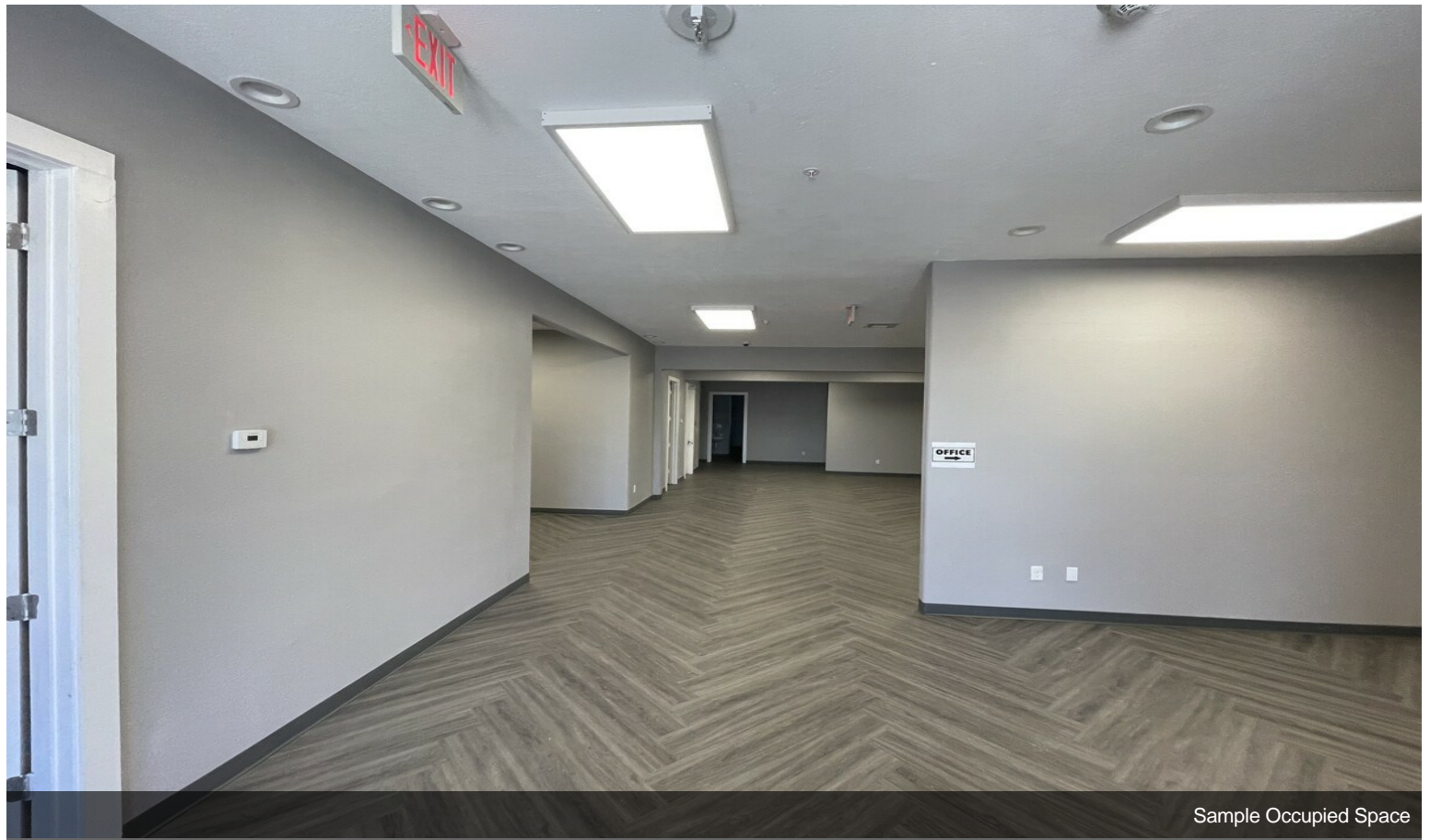


Event Center

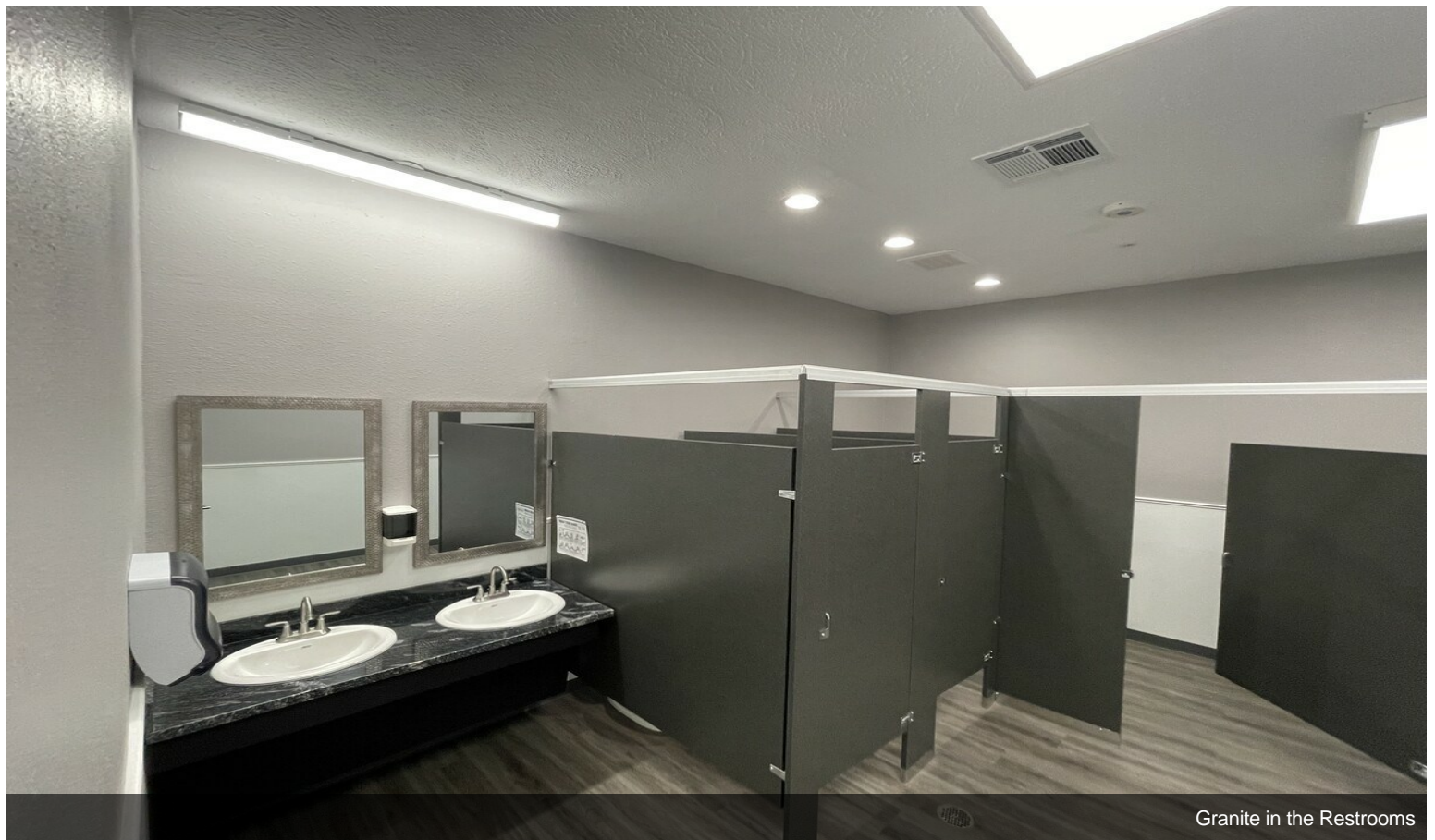


Sample Suite

Property Photos



Sample Occupied Space



Granite in the Restrooms

Property Photos



Side View



Nighttime View

Property Photos

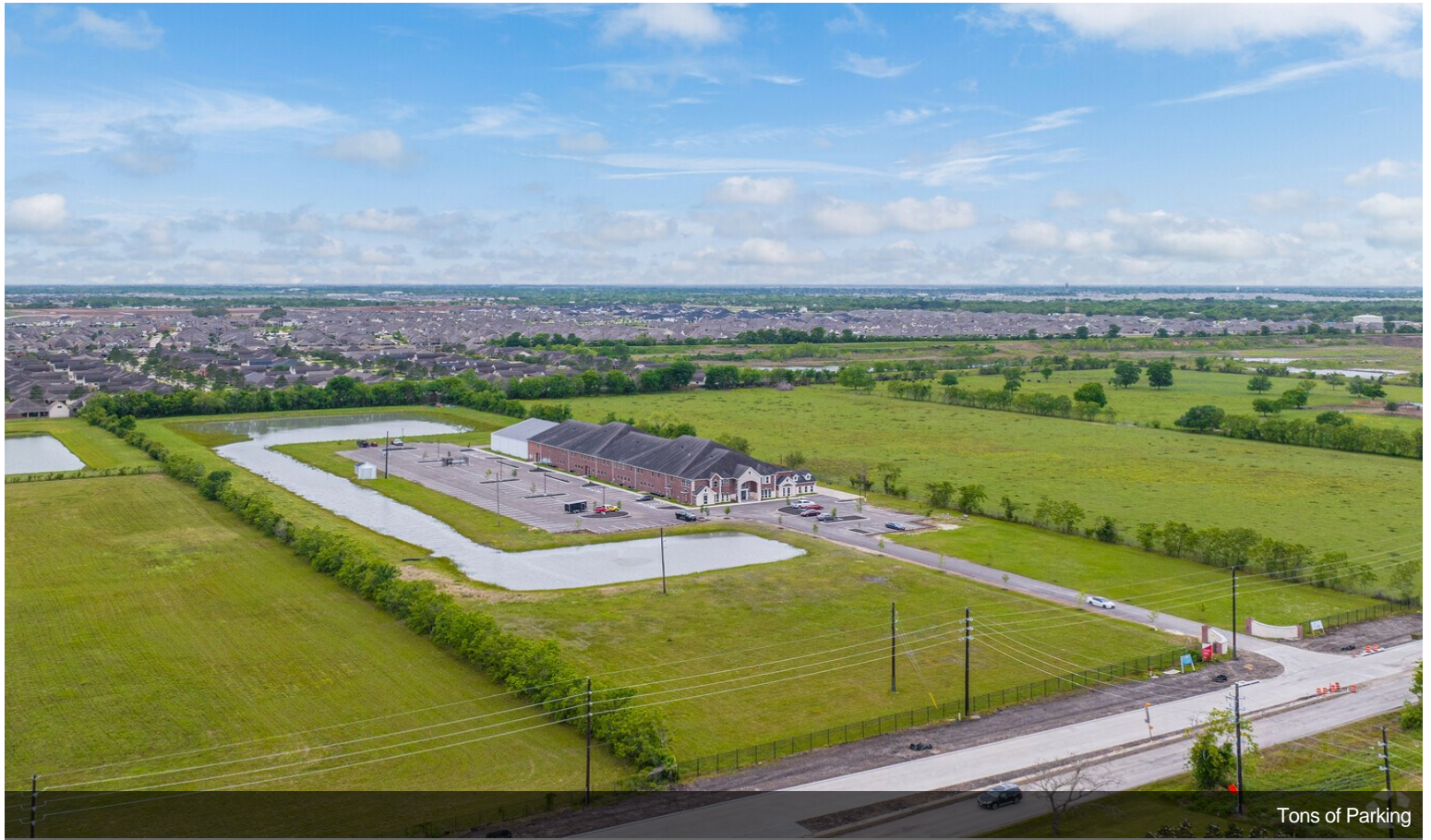


From the Back



Room to Roam

Property Photos

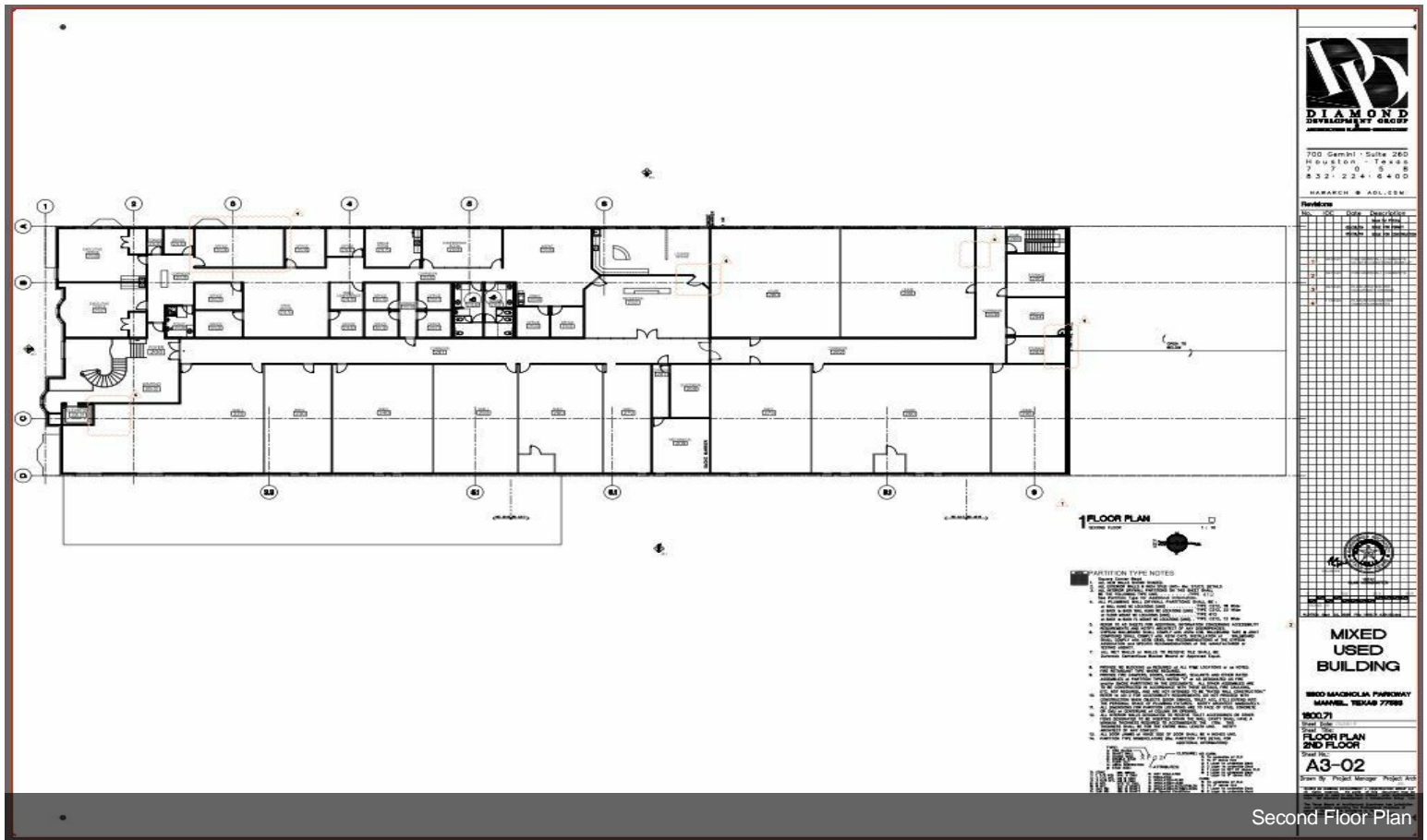


Tons of Parking

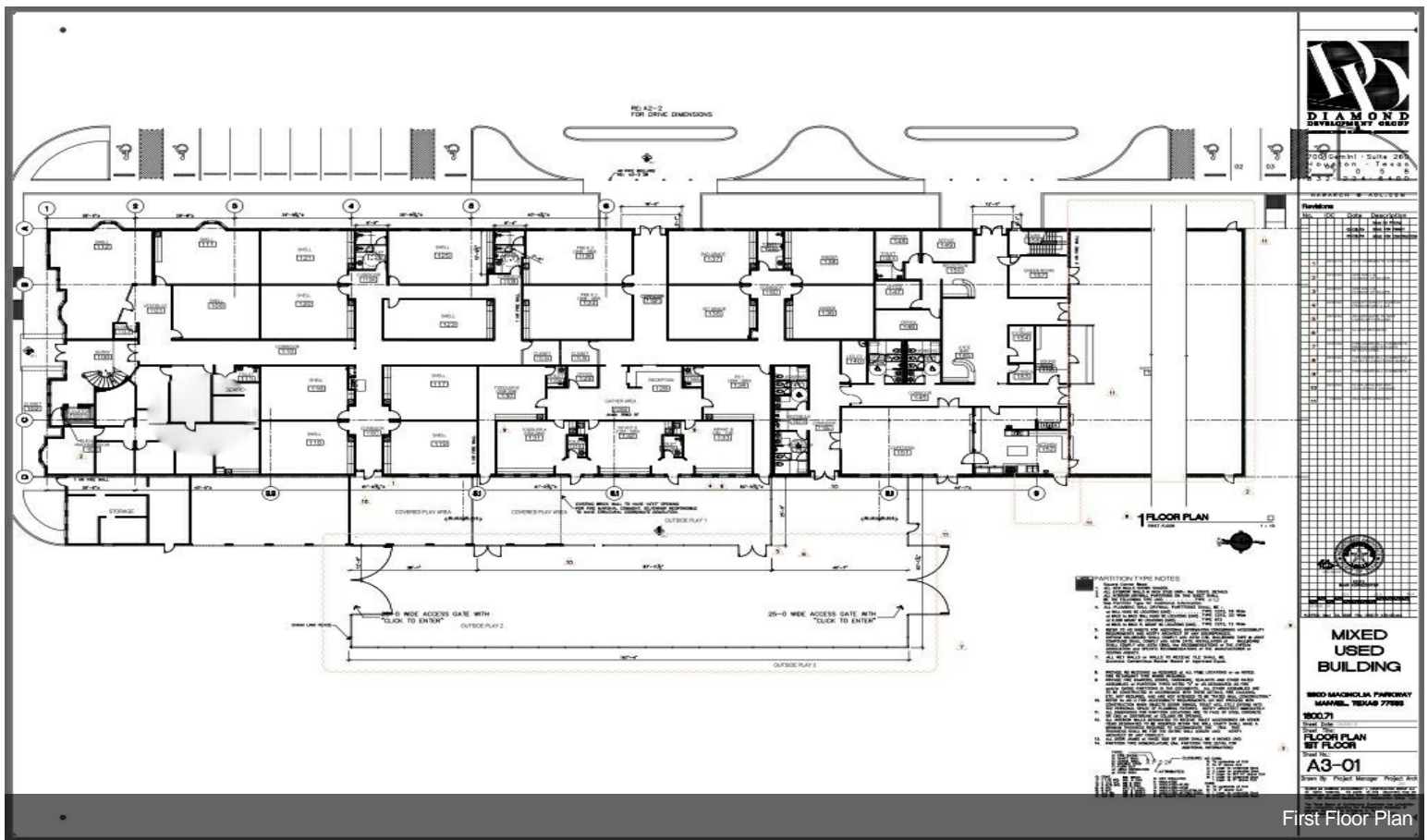


Wide Open Spaces

Property Photos



Second Floor Plan



First Floor Plan