



Southwest Office Building

6720 Sands Point Dr, Houston, TX 77074



Alicia Church

Sandspoint Property

6720 Sands Point Dr, Suite 204, Houston, TX 77074

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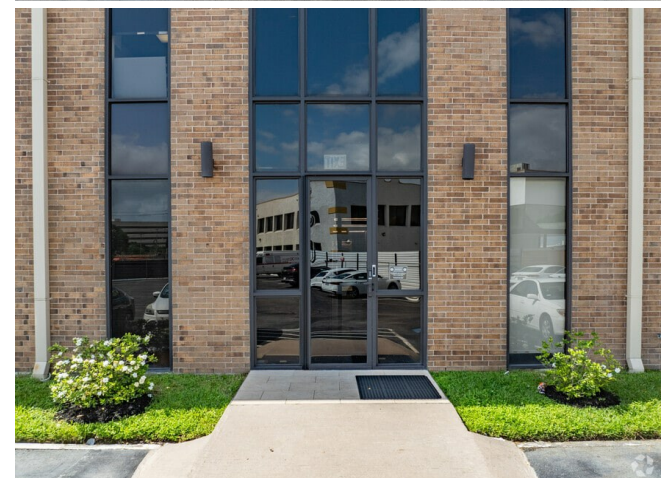


Southwest Office Building

\$16.20 /SF/YR

Establish a growing business within a quiet, clean, and secure work environment with the move-in-ready office spaces available at the Southwest Office Building,...

- Flexible, move-in-ready office suites within a clean, quiet, and secure work environment that offers abundant parking and 24/7 controlled access.
- Extensive recent upgrades completed, with porcelain tile flooring, bright LED lighting, updated bathrooms, art fixtures, and freshly painted walls.
- Easily accessible location within minutes of Interstate 69 and the Westpark Tollway, ensuring quick and easy commutes from across the region.
- Located just 8 miles from the Texas Medical Center, offering added strength for healthcare research with robust opportunities for partnership.
- Surrounded by quality amenities, including national shopping and dining brands like Starbucks, Chick-fil-A, Chipotle, and Shipley Do-Nuts.
- Supported by a highly skilled workforce of over 157,000 within 3 miles, with over 35% of residents carrying a bachelor's degree or higher.



Rental Rate:	\$16.20 /SF/YR
Total Space Available:	4,553 SF
Min. Divisible:	327 SF
Max. Contiguous:	1,850.00 SF
Property Type:	Office
Building Class:	B
Rentable Building Area:	14,426 SF
Year Built:	1975
Walk Score ®:	80 (Very friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.35 /SF/MO

1st Floor Ste 101

Space Available	671 SF
Rental Rate	\$16.20 /SF/YR
Date Available	April 20, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	1 Years

This suite offers a reception area and a large open room with kitchen sink and cabinets. Ample space to have 3 or 4 office desks. Four Long windows with natural light.

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1st Floor Ste 105

Space Available	670 SF
Rental Rate	\$16.20 /SF/YR
Date Available	April 20, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	1 Years

Suite 105 offers a medium-size office downstairs with one office and large open area with porcelain tile floors. Ample space for 4 people.

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2nd Floor Ste 200

Space Available	1,035 SF
Rental Rate	\$16.20 /SF/YR
Date Available	April 20, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	1 - 3 Years

Suite 200 includes an 2 offices with a big window facing the front of the building, a reception area with a big window, and a hallway nook for a copier, etc. Quiet building with long-term lease tenants.

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2nd Floor Ste 201

Space Available	925 - 1,850 SF
Rental Rate	\$16.20 /SF/YR
Contiguous Area	1,850 SF
Date Available	April 20, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

This suite has a kitchenette with a sink, cabinets, a refrigerator, and a dishwasher. Available for a 1-3 year lease; tenant receives new carpet and a TI allowance of \$1.50/\$2,775. 4 Private offices and one large open layout area.

4

2nd Floor Ste 205-A

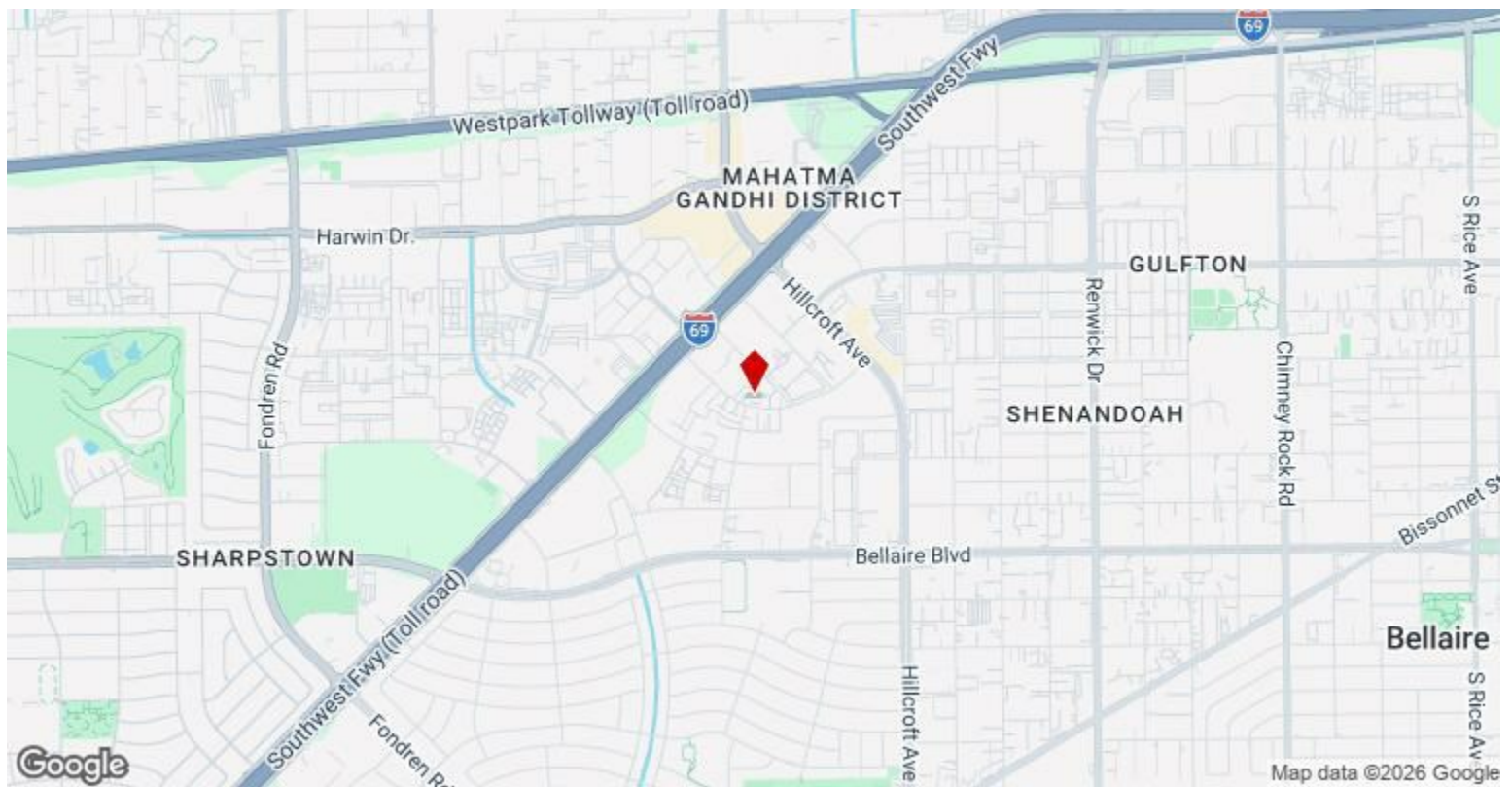
Space Available	327 SF
Rental Rate	Upon Request
Date Available	April 20, 2026
Service Type	TBD
Built Out As	Standard Office
Space Type	New
Space Use	Office/Retail
Lease Term	1 Years

Suite 205-A provides one large corner office with one window facing the street, as well as a shared reception area with one other tenant. Accommodates 2 or 3 people.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Graphics Impression	-	
Royal Prestige	-	February 2017
Southwestern Controls	-	



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Establish a growing business within a quiet, clean, and secure work environment with the move-in-ready office spaces available at the Southwest Office Building, located at 6720 Sands Point Drive. Featuring extensive recent upgrades and an easily accessible location in Southwest Houston, these versatile spaces provide the perfect solution for a wide range of medical research, tax accounting, security firms, technology and software, financial investment offices, and more.

The Southwest Office Building offers a proven history of success, with a high-performing roster of long-standing co-tenants. The available spaces range from 327 to 1,850 square feet, allowing both small teams and established operations to find the perfect place to grow. All the suites enjoy rich natural lighting from large windows and have been recently upgraded to include modern interiors with porcelain tile in the common areas, bright LED lighting, updated bathrooms, art fixtures, and fresh painted walls. Situated on a beautifully landscaped, fenced lot with 24/7 controlled access and abundant parking, the highly secure property also ensures peace of mind for tenants.

Businesses will benefit from enhanced regional connectivity thanks to the property's convenient proximity to major highways, including the 69 Freeway and the Westpark Tollway. This easily accessible location allows for simplified commutes and easy access to many of Houston's top destinations, including NRG Stadium (15 minutes), Downtown (16 minutes), and William P Hobby Airport (28 minutes). Additionally, the Texas Medical Center is reachable in just 19 minutes, providing endless opportunities for collaboration and referral for medical tenants. Immediately surrounding the property, employees will be able to access a wealth of quality amenities, including national brands like Starbucks, Chick-fil-A, Chipotle, and Shipley Do-Nuts.

Creating a climate of success, businesses at the Southwest Office Building can tap into a valuable, skilled labor pool within just 3 miles of the property. The area is home to a significant workforce of more than 157,000, with over 35% of residents carrying a bachelor's degree or higher. This highly educated population ensures access to qualified talent to fuel future growth and expansion.

Don't wait, as these highly functional spaces will not last long. Contact Alicia Church today to schedule a tour and learn more about all the benefits of this incredible property.

Property Photos



Property Photos



Digital Tenant Directory



Suite 101 - Built-Out Office Space for Lease

Property Photos



Suite 101 - Floor-to-Ceiling Windows



Suite 101 - Built-In Cabinetry with Sink

Property Photos



Property Photos



Property Photos



Property Photos



Suite 201 Multiple Private Offices



Suite 205 Bright Conference Space

Property Photos



Suite 205 Kitchen and Break Room



Attractive Artwork

Property Photos



Property Photos

