

FOR LEASE



Cypress Station Business Center

Light Distribution Space For Lease
301 Wells Fargo Dr | Houston, TX 77090

RYAN BURNAMAN
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PROPERTY INFO



PROPERTY DESCRIPTION

LandPark is pleased to present Cypress Station Business Center, a well-established commercial hub strategically located along Interstate 45. This highly visible and high-traffic location provides outstanding regional connectivity, with George Bush Intercontinental Airport just a short drive away and convenient access to The Woodlands, Spring, and Downtown Houston, as well as broader regional access to markets such as San Antonio, Austin, and Dallas. Cypress Station Business Center offers a secure and accessible base for a wide variety of business types, combining modern office and warehouse units with convenient grade-level and semi-dock loading capabilities.

With a new, responsive ownership and management team in place, enhancements are underway throughout the project to elevate unit specifications and the overall tenant experience. Featuring open-plan office and retail areas ready for tenant build-out, Cypress Station Business Center is an ideal opportunity for businesses looking to grow and occupy flexible, state-of-the-art commercial space in a prime Houston location.

SPACE AVAILABILITY

UNIT	SF	RATE
A07	1,171 SF	\$11.00/sf (NNN)
A08	806 SF	\$11.00/sf (NNN)
A06	944 SF	\$11.00/sf (NNN)
B02	1,984	\$11.00/sf (NNN)
B06	2,057	\$11.00/sf (NNN)
B13	2,390	\$11.00/sf (NNN)
B15	3,500	\$11.00/sf (NNN)
B16	2,333	\$11.00/sf (NNN)
C07	2,281	\$11.00/sf (NNN)
C09	2,333	\$11.00/sf (NNN)
C11	3,409	\$11.00/sf (NNN)
C15	3,577	\$11.00/sf (NNN)

PROPERTY HIGHLIGHTS

- Warehouse & Office Spaces
- Master Planned Business Park
- Security Lighting
- Fully Fenced and Gated
- All Concrete Paving
- Easy Access to I-45 and Beltway 8
- 14' Clear Height
- Easy Access to I-45 and Beltway 8
- Minutes fro George Bush Intercontinental Airport

PHOTOS



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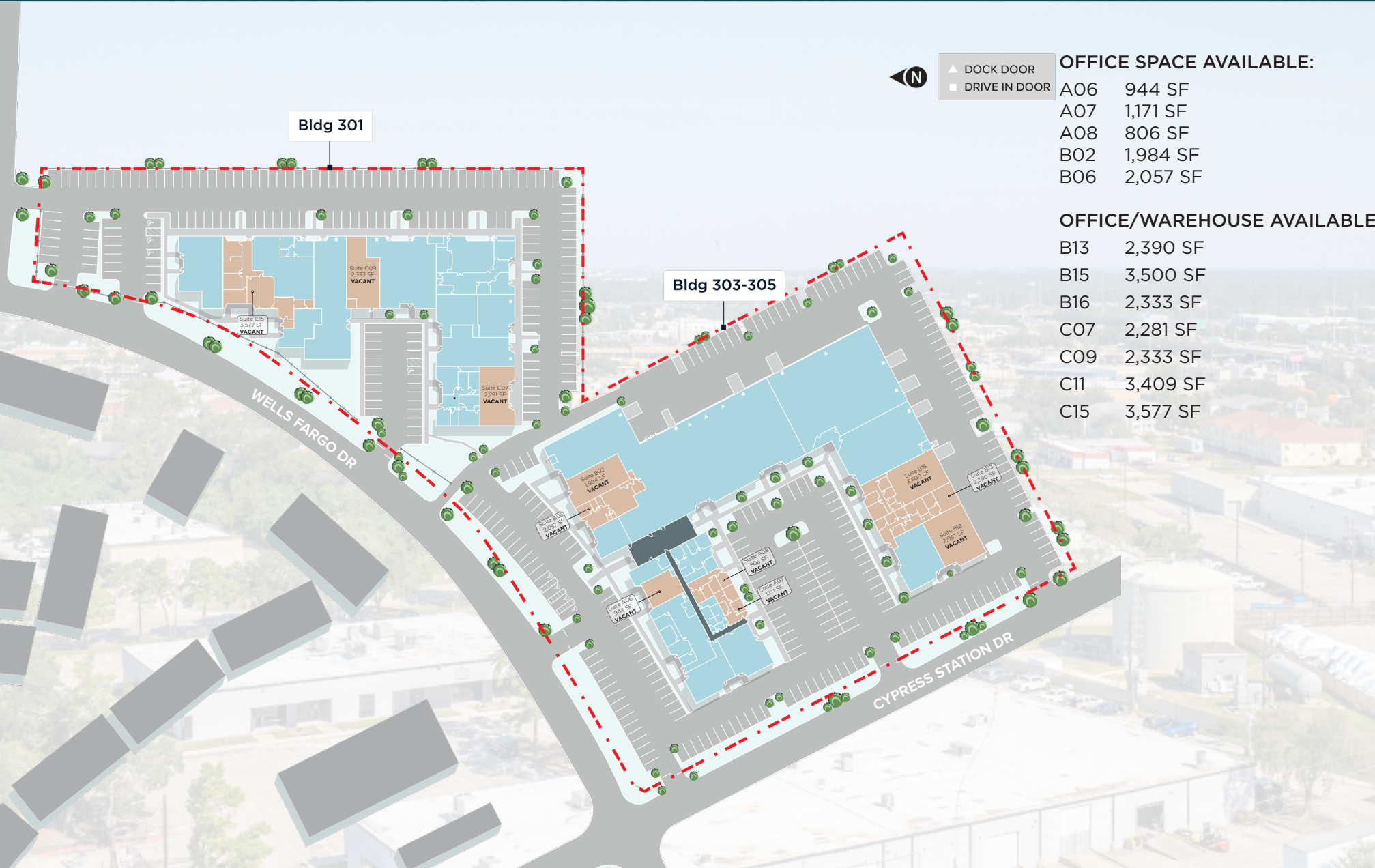
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CYPRESS STATION BUSINESS PARK - SITE PLAN



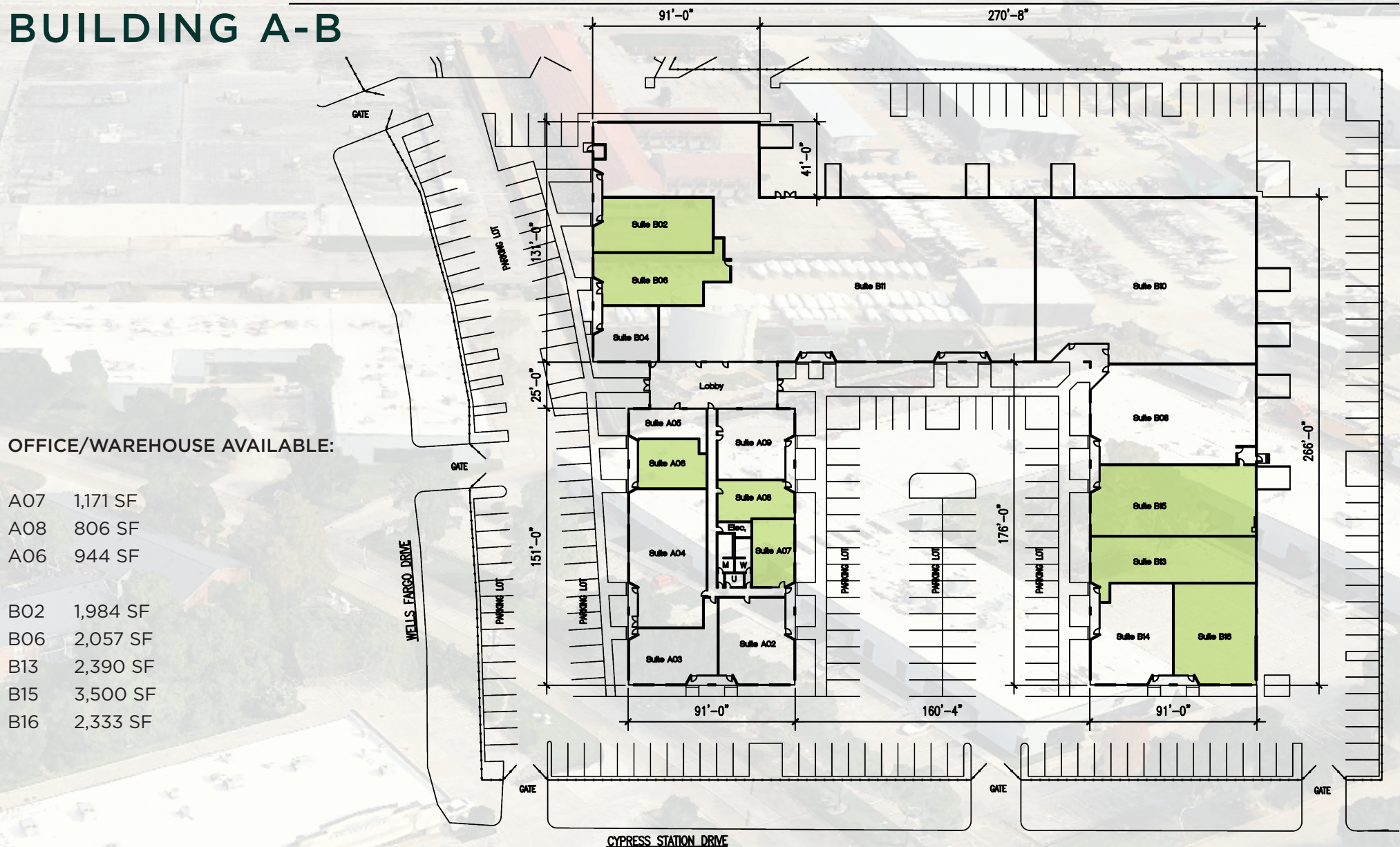
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BUILDING A-B



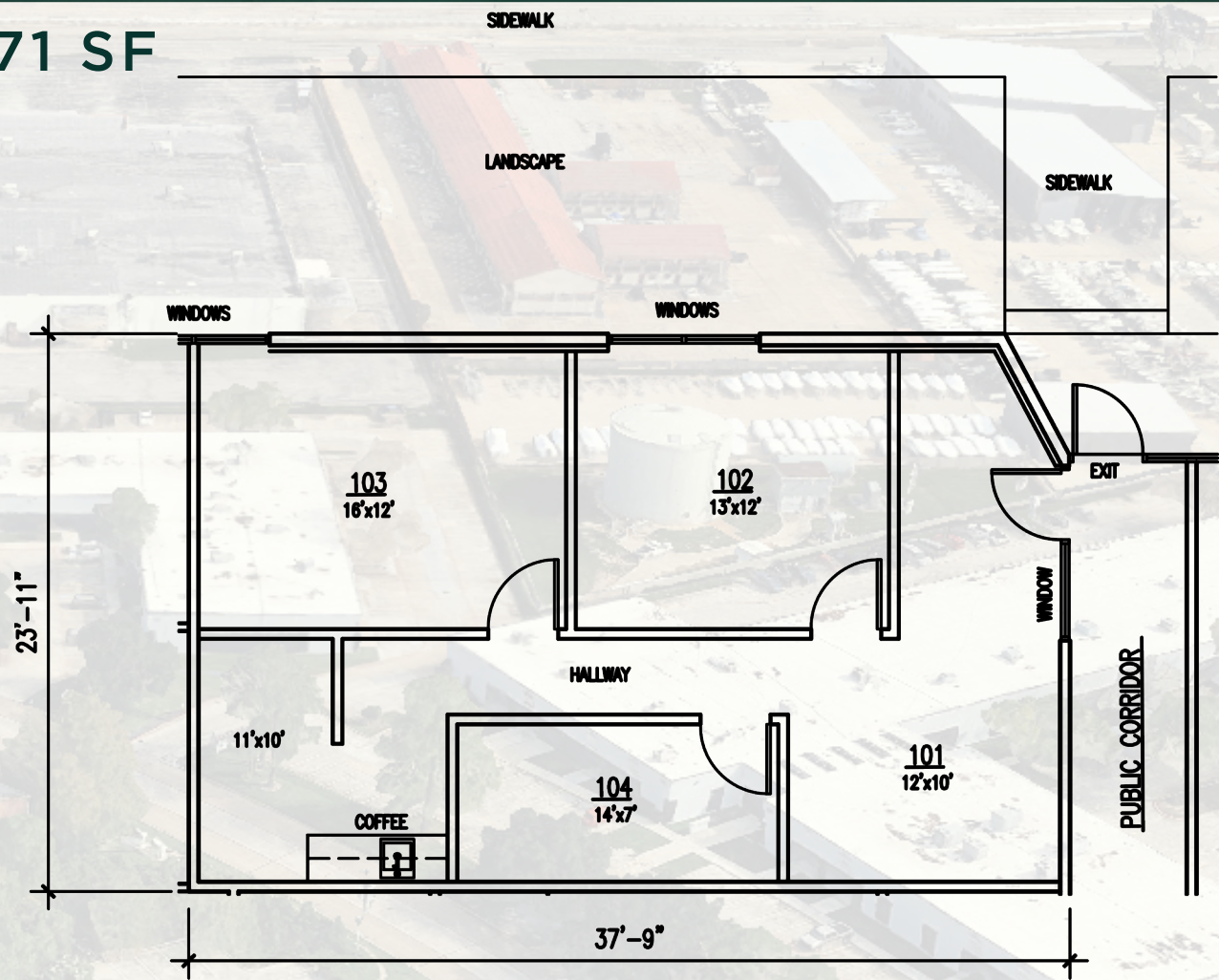
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CYPRESS STATION BUSINESS PARK - SITE PLAN

A-07 | 1,171 SF



SUITE A07 FLOOR PLAN

0 2 4 8 16 FT

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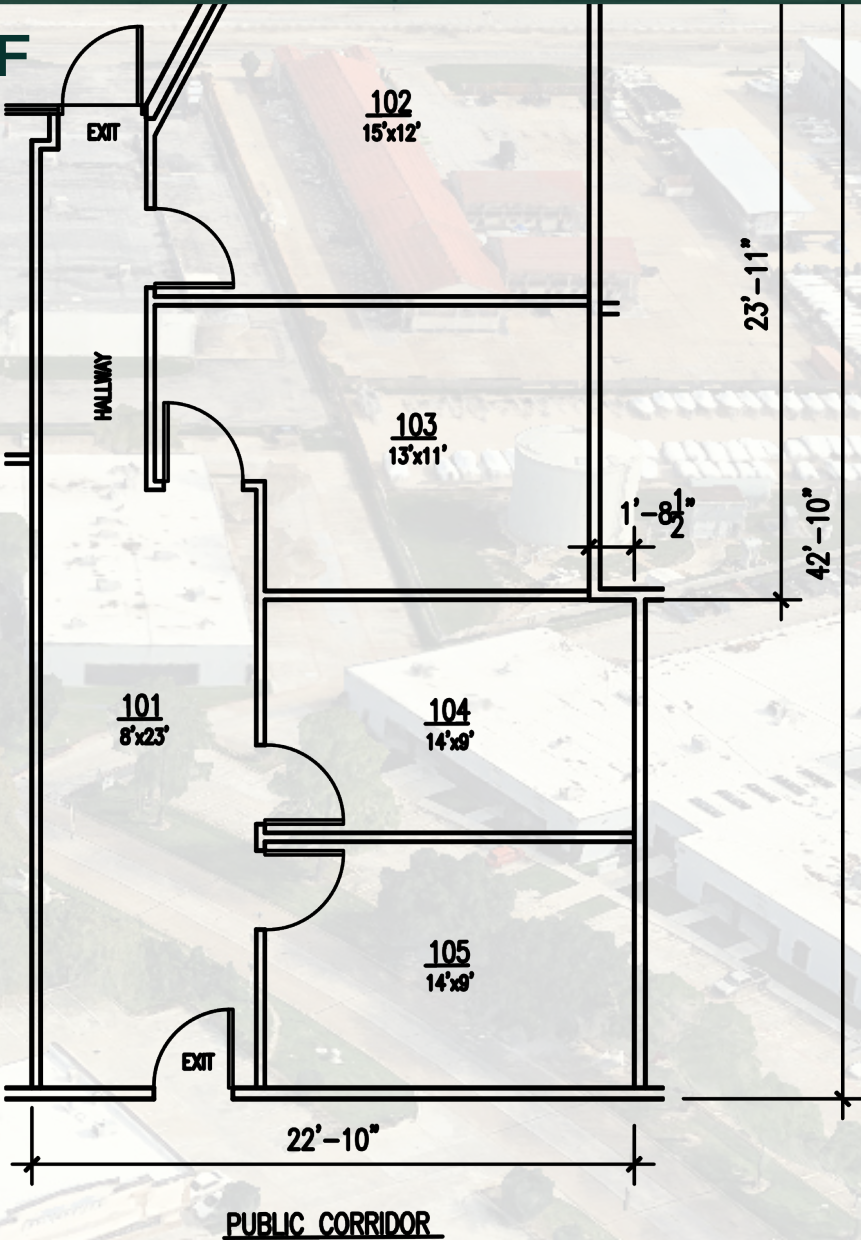
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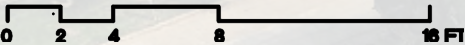
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CYPRESS STATION BUSINESS PARK - SITE PLAN

A-08 | 806 SF



SUITE A08 FLOOR PLAN



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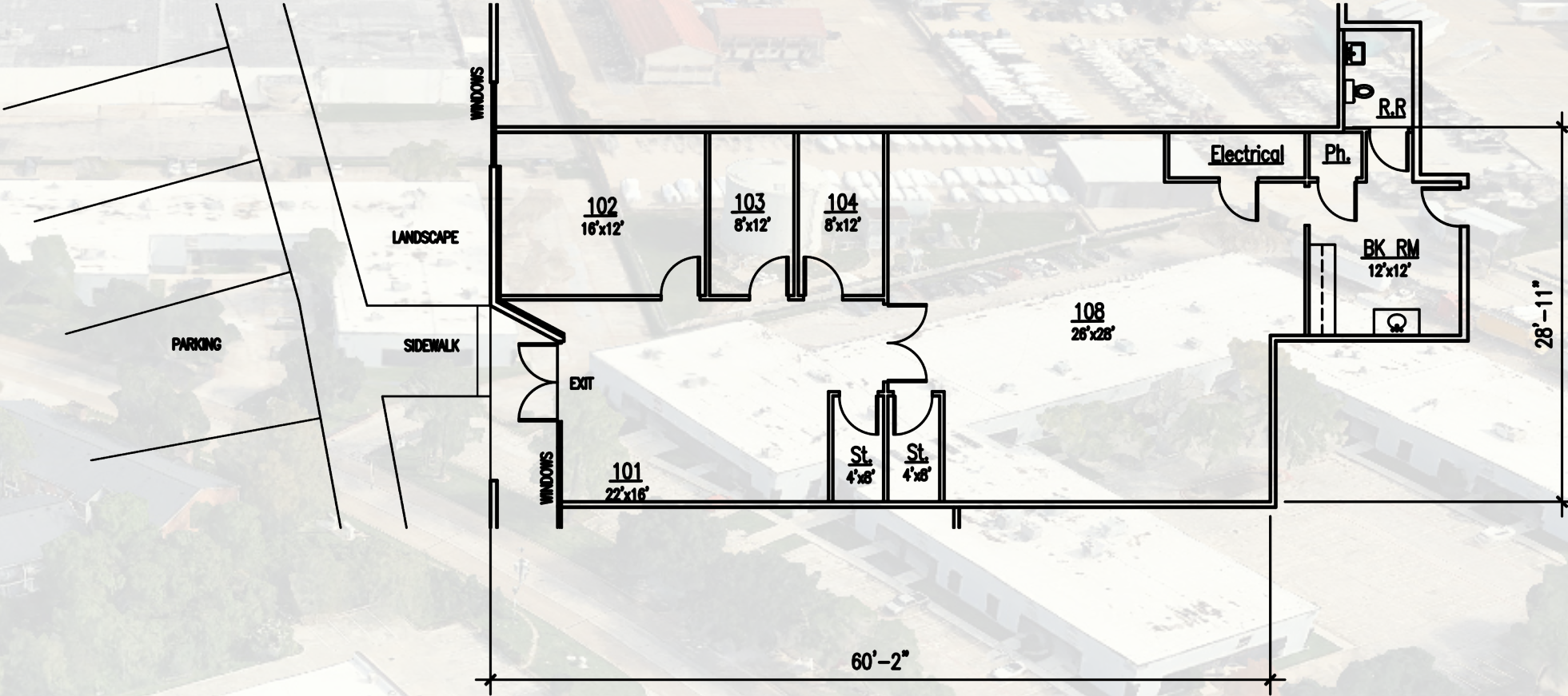
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CYPRESS STATION BUSINESS PARK - SITE PLAN

B-06 | 2,057 SF



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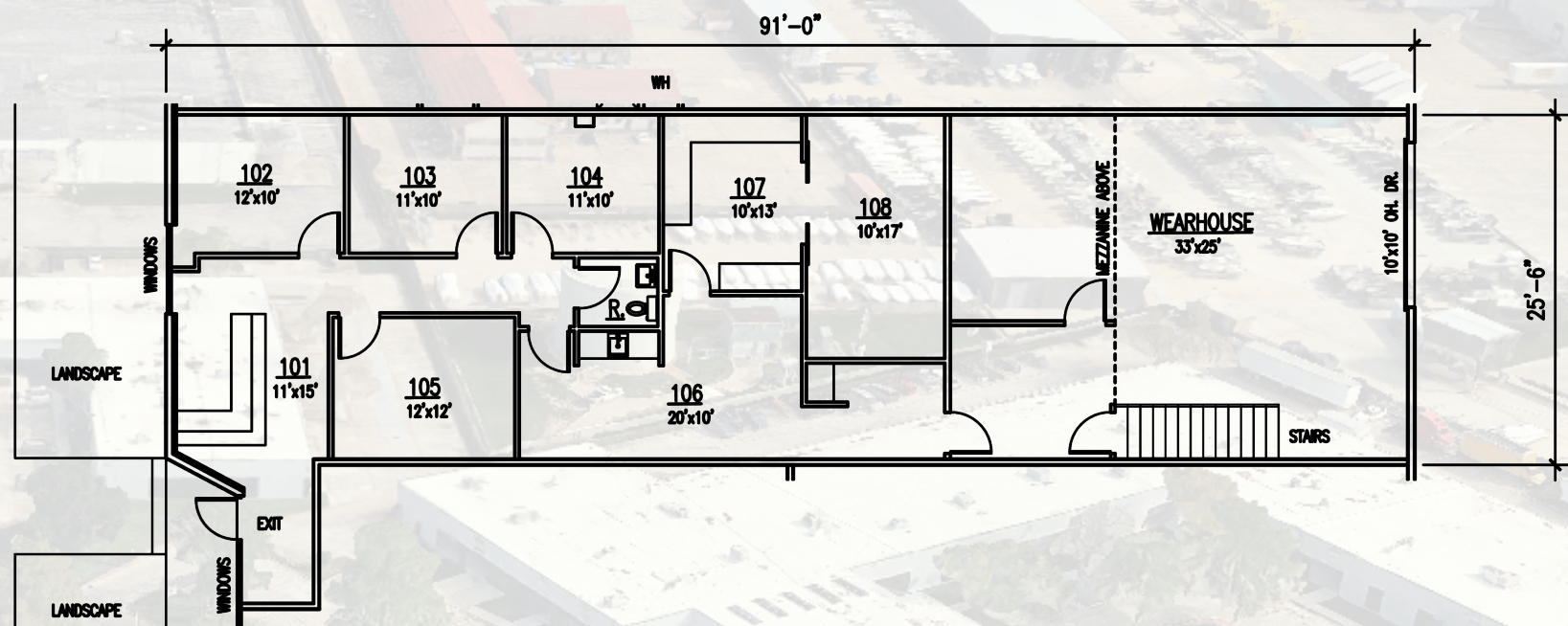
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CYPRESS STATION BUSINESS PARK - SITE PLAN

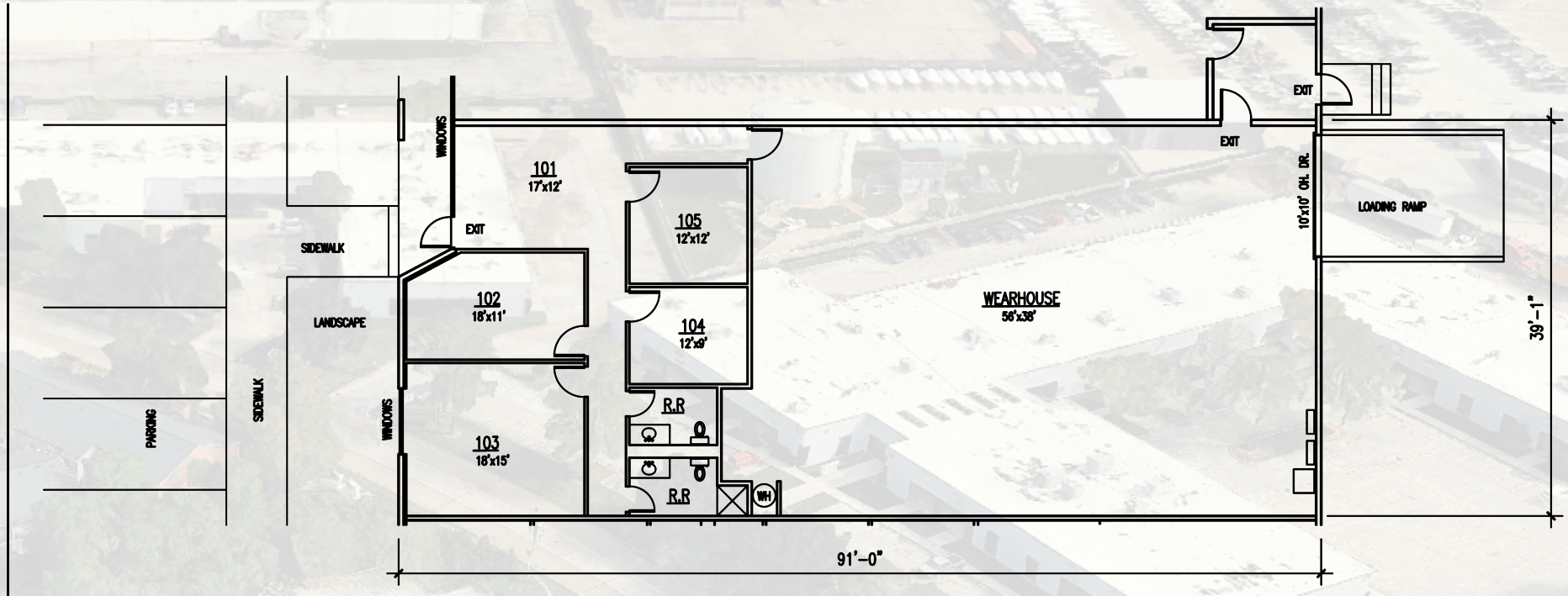
B-13 | 2,387 SF



SUITE B13 FLOOR PLAN

CYPRESS STATION BUSINESS PARK - SITE PLAN

B-15 | 3,500 SF



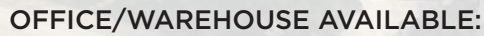
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BUILDING C



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C09	2,333 SF
C11	3,409 SF
C15	3,577 SF



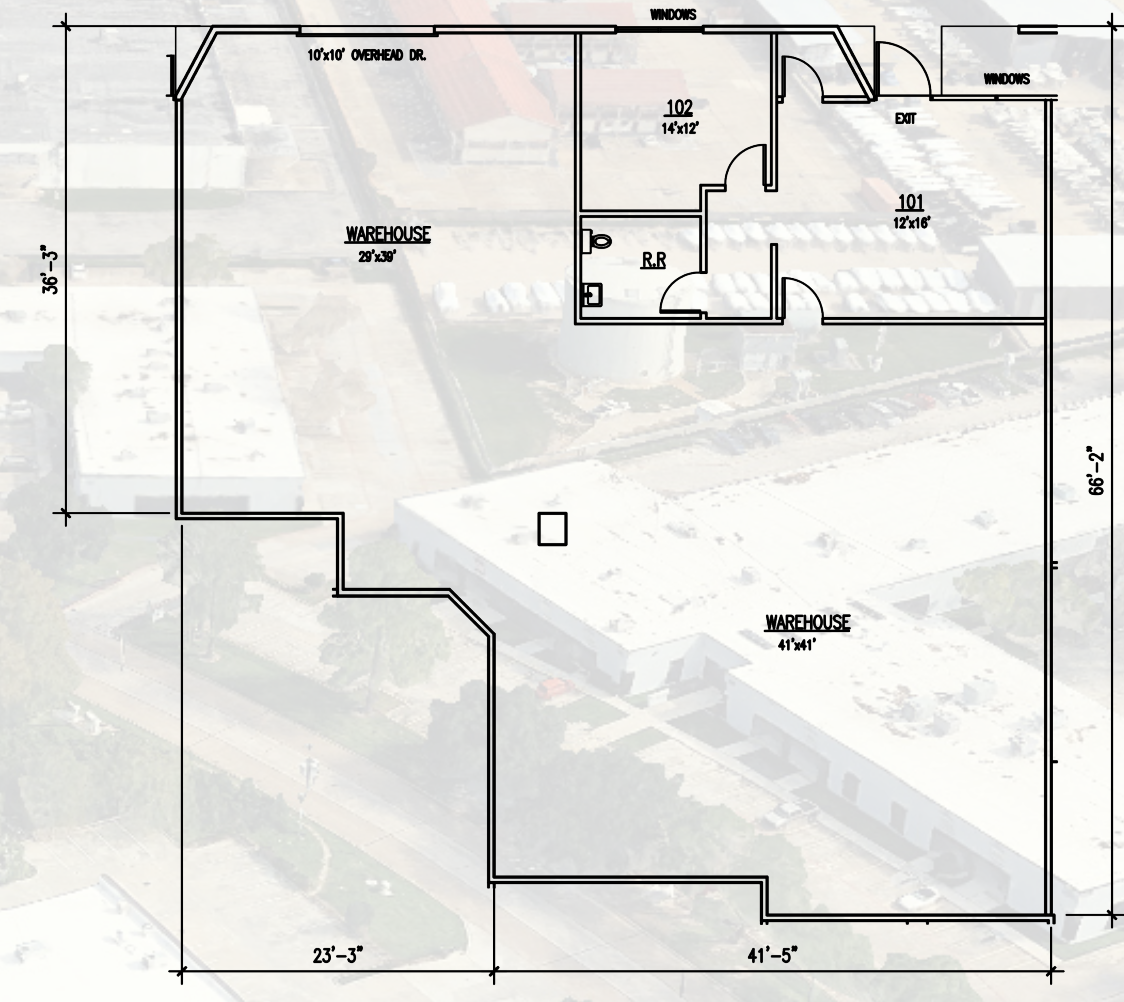
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CYPRESS STATION BUSINESS PARK - SITE PLAN

C-11 | 3,409 SQUARE FEET



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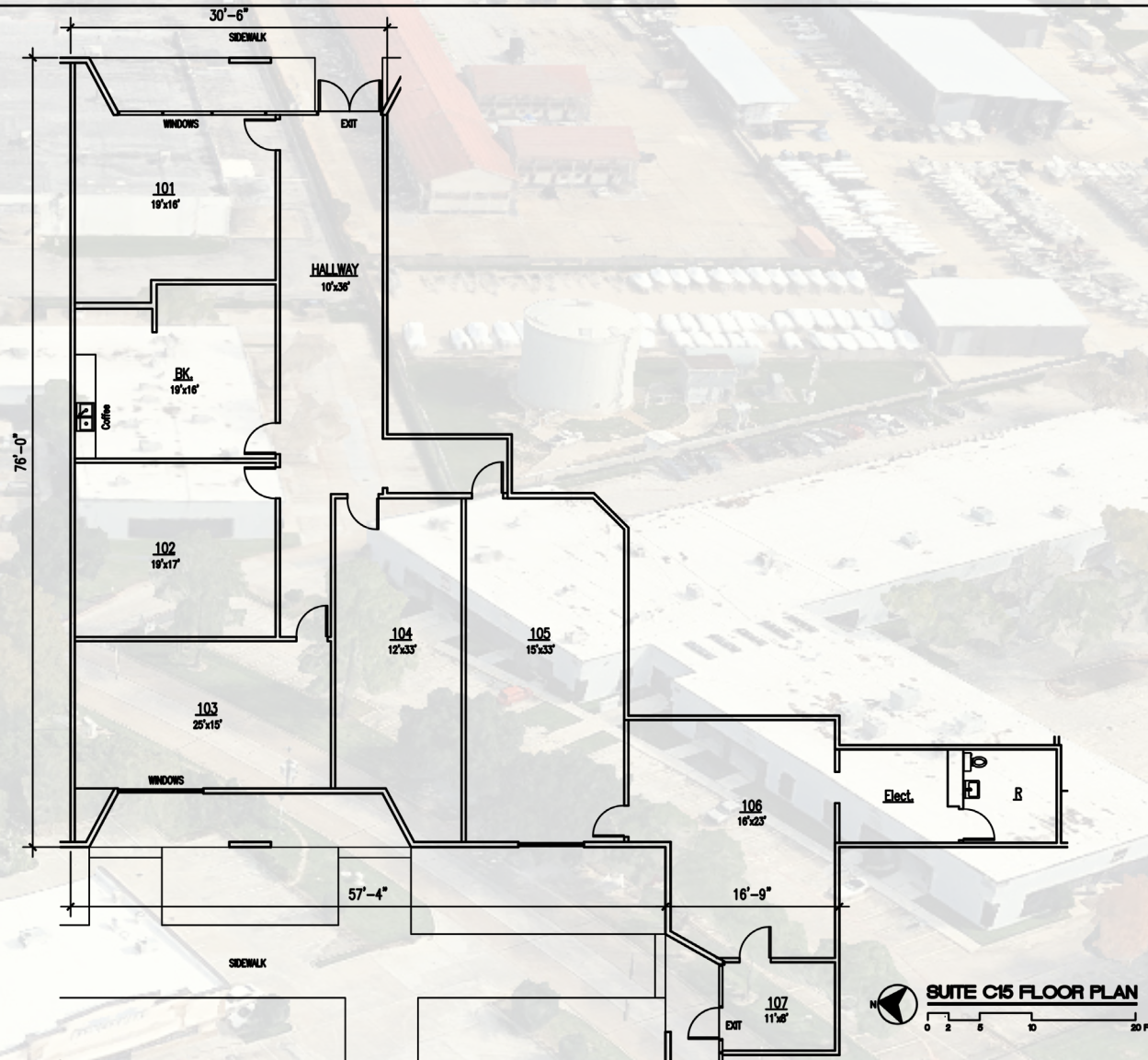
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CYPRESS STATION BUSINESS PARK - SITE PLAN

C-15 | 3,577 SQUARE FEET



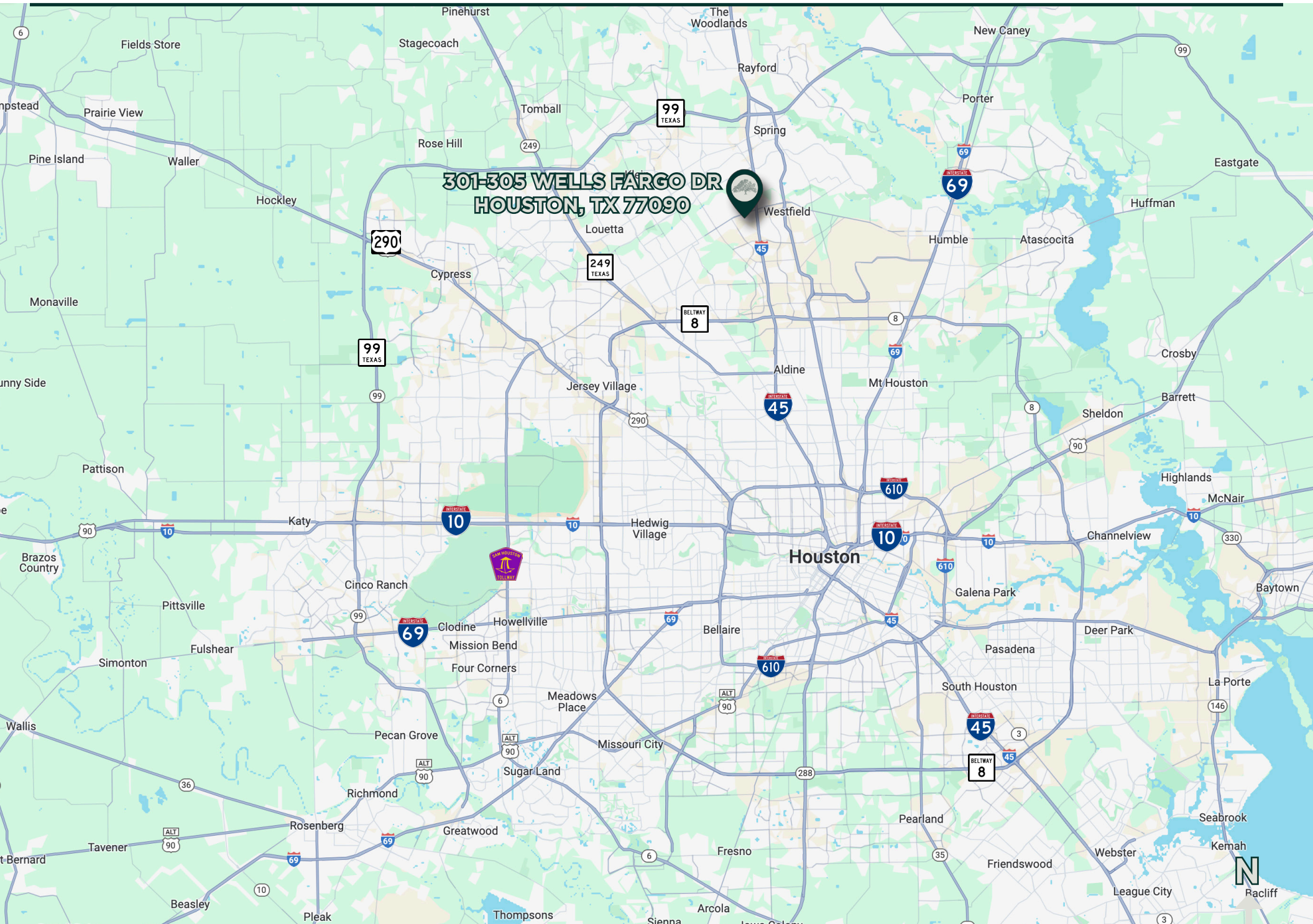
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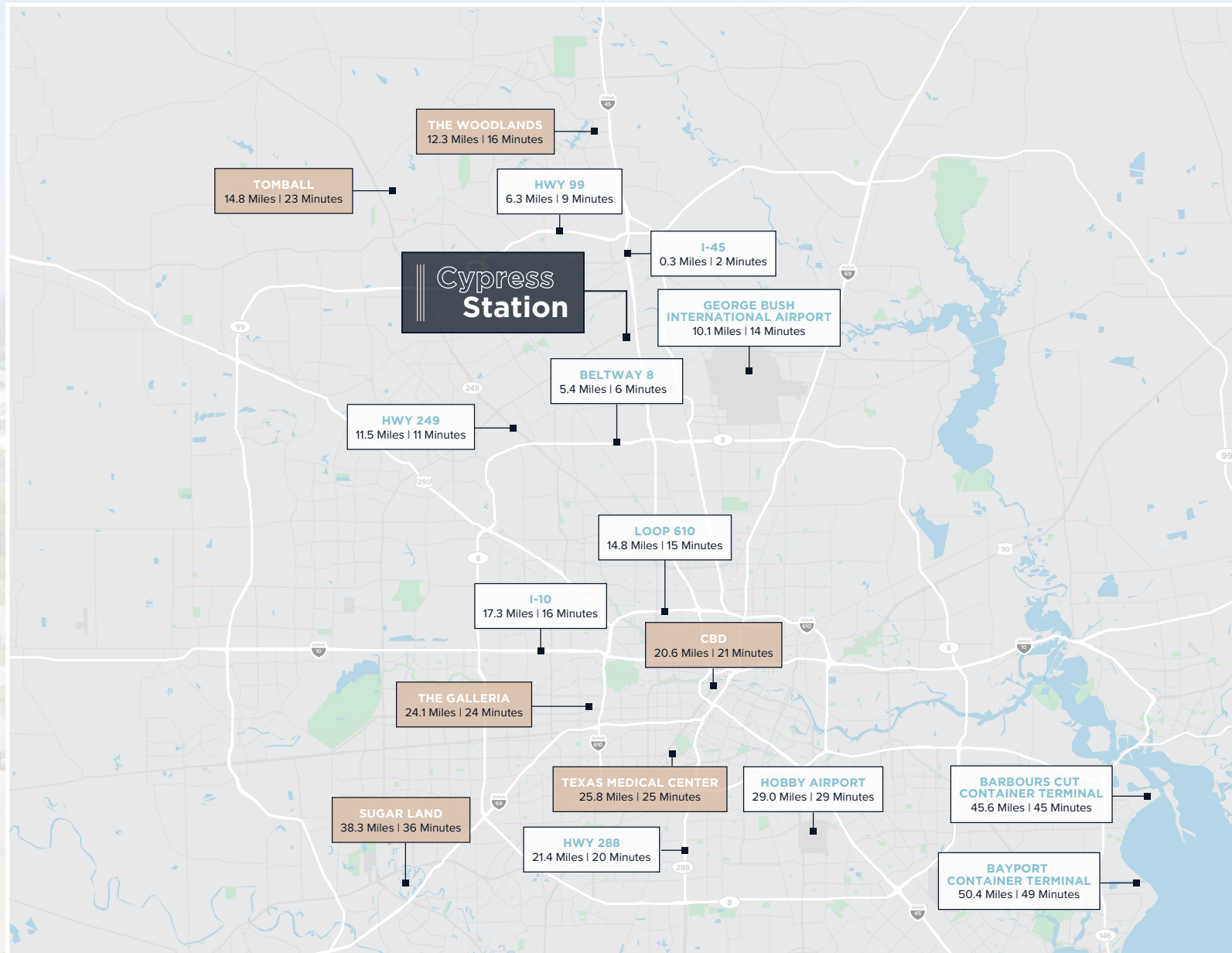
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CYPRESS STATION BUSINESS PARK - MAP



CYPRESS STATION BUSINESS PARK - MAP DRIVE TIME



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan David Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone
William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date