

FOR LEASE

34,997 SF AVAILABLE
Clay Hempstead Business Park
Northwest Submarket



Hempstead Highway

Suite 200
34,997 SF Available

Clay Road

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Northwest Submarket

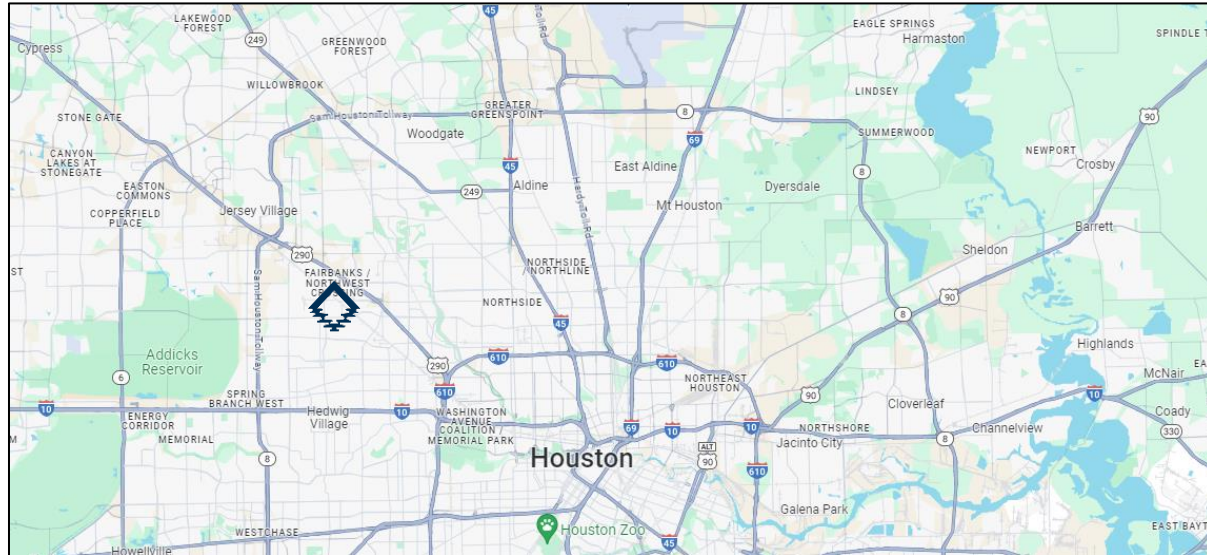


SPACE FOR LEASE – INFORMATION

- **34,997 SF Available**
- **22' Clear Height**
- **2,176 SF Office**
- **90' Shared Truck Court**
- **4 Dock High Doors (10' x 10')**
- **2 Loading Ramps**
- **Brand New Interior Makeready**
- **New TPO Roof (2020)**
- **Signage Opportunity Along Hempstead Highway**
- **Fully Sprinklered**
- **Security Lighting**

MARKETED BY:

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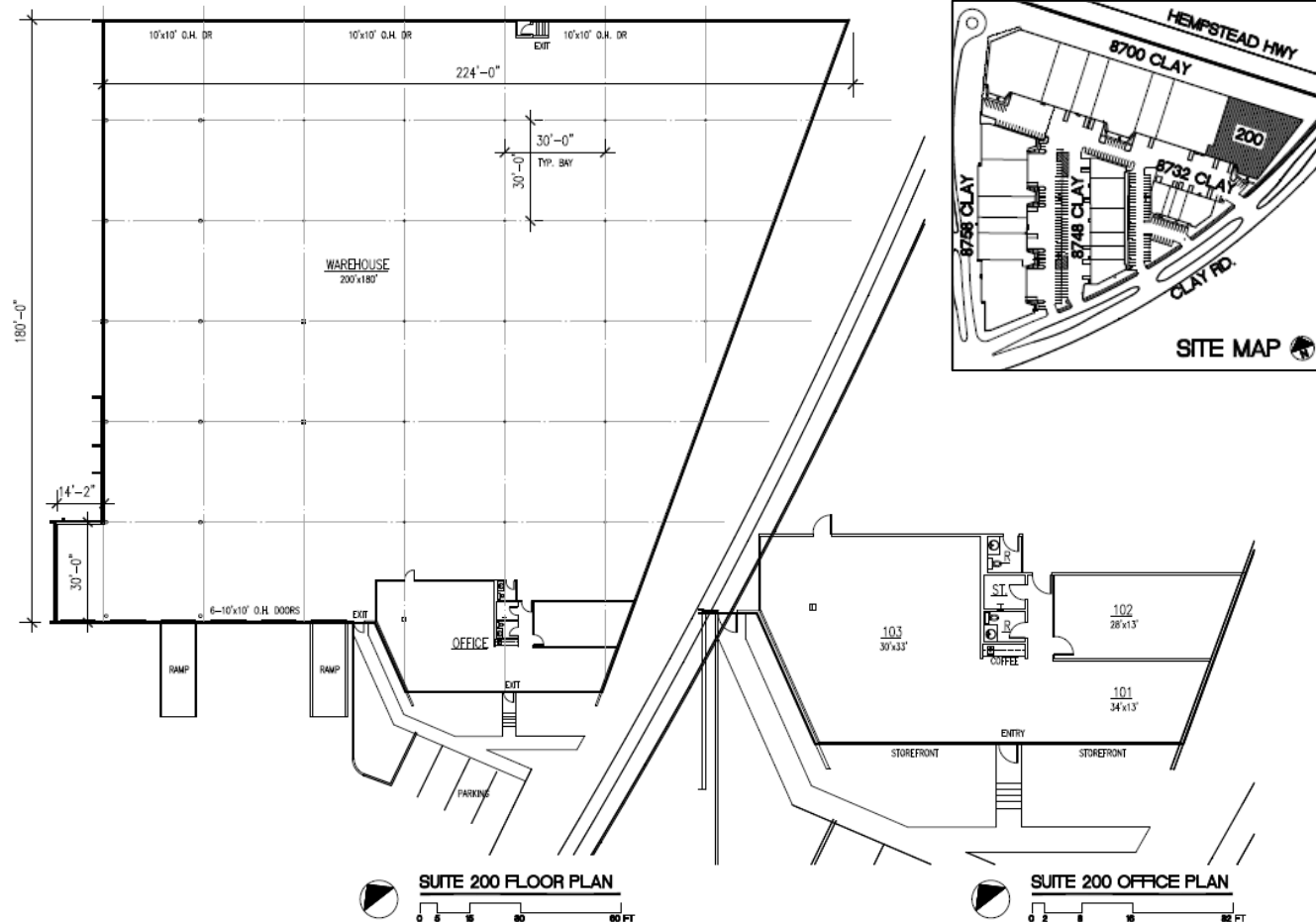


Floor Plan

- Suite 200 – 34,997 SF

Planned Work (Full Whitebox)

- LED Lighting (Office)
- LED Lighting (Warehouse)
- Paint Warehouse Walls White
- Paint Column Hazards Yellow
- New Carpet Throughout Office
- New Fixtures Throughout Space



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Potential Signage
Opportunity



Clay Road

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Downtown Houston

Houston Galleria

Suite 200
34,997 SF Available

Hempstead Highway

Clay Road



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3200 Gracie Kiltz Lane, Suite 500
Austin, Texas 78758
TEL (512) 236-0004

DALLAS
The Crescent
100 Crescent Court, Suite 850
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