

3027 Crossview Drive

Houston, TX 77063

WELLSPRING
COMMERCIAL REAL ESTATE

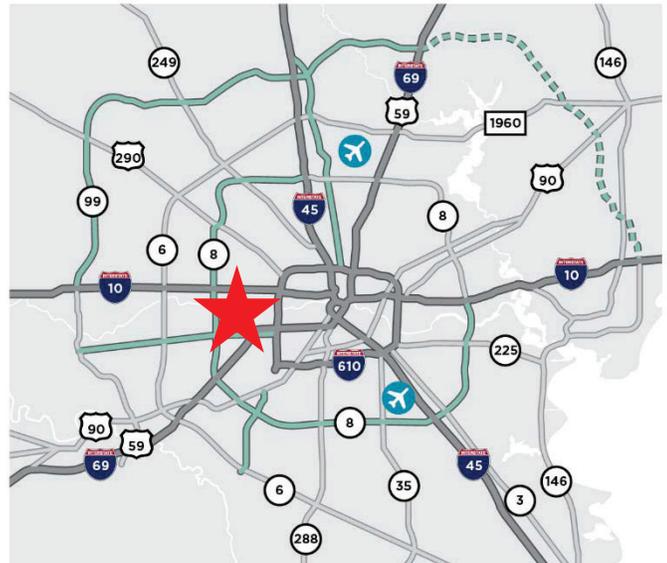
CUSHMAN & WAKEFIELD

FOR LEASE



Property Highlights

- Total Building Office & Warehouse Space: ±24,000 SF, will divide
- Existing Office Space ±7,000 SF – ±10,000 SF
- 100% Air Conditioned
- Additional ±4,700 SF non-a/c storage space
- Full 18 Wheeler Access
- Ample Parking
- Three 480 Volt / 200 Amps / 3 Phase
- Two 600 Volt / 300 Amps / 3 Phase
- Back Up Power Grid
- Eight Warehouse Overhead Doors, Three Bay Doors
- No Flooding or Power Outages
- Potential Opportunity for Monument Signage
- Excellent access to US 59, I-10, Beltway 8, Loop 610, Westpark Toll Road and Uptown/Galleria
- Please call broker for rates



For more information, contact:

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- Warehouse has 30' ceilings
- 4,700 total floor sq. ft. + 5 pile high
- Attached Building has 20' ceilings
- LED Lighting throughout the building/warehouse
- Security Parking Gates for Employees
- 2 Security Gates – gate card access entry
- Security FAB doors Ready – 1600lb tests
- High Def - Full camera ready system currently with CAT 6 for utilization and repurpose if tenant desires to use
- CAT6 cabling in rafters for repurpose network
- Landscaping – beautiful move-in ready curbside appearance
- Monthly landscaping maintenance and Owner seasonal upkeep improvements
- Atrium entrance
- Customer parking separate for multi-tenant use
- Building can be divided to 4 multi-tenant spaces @ 8,900, 8,900, 6,200, 4,700 sq. ft.
- 2 fire walls – center block
- 2 fire doors
- Up to 6 total tenant {splits of 4,000-9000 sq. ft.}

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Demographics

	1 mile	3 mile
Population	24,345	234,440
Average HH Income	\$69,060	\$73,228
Median Age	34.4	34
# of Households	11,828	95,414
# of Employees	12,396	

Source: CoStar

Drive Times

Galleria	14 Min
Westpark Toll Road	5 Min
Beltway 8	9 Min
Westchase	9 Min
Greenway Plaza	16 Min
CBD	40 Min

Source: Google Maps



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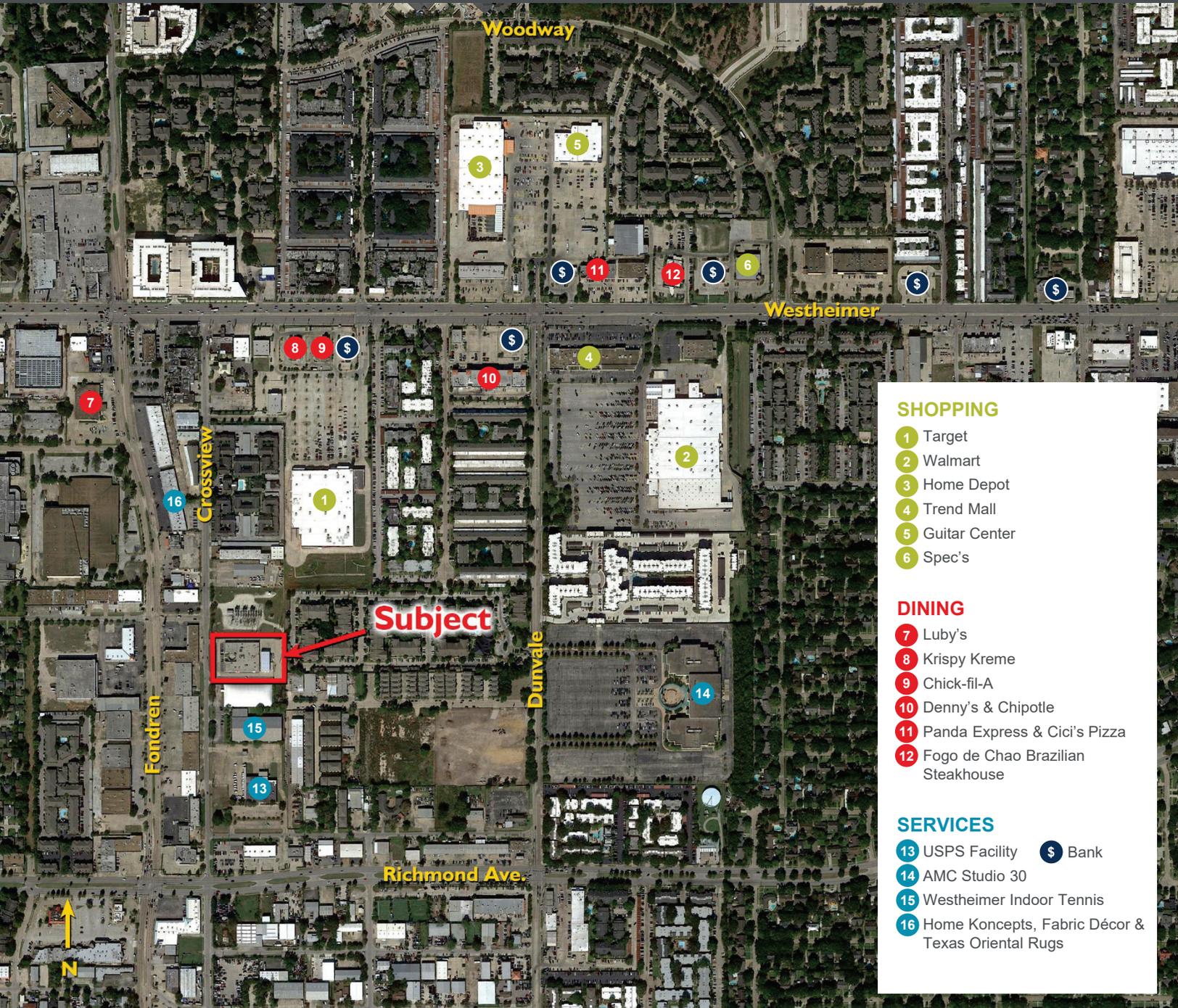
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24,000 Sq. Ft. with 4,679 Sq. Ft. Warehouse / Storage Space
For Lease - 1.79 Acres



SHOPPING

- 1 Target
- 2 Walmart
- 3 Home Depot
- 4 Trend Mall
- 5 Guitar Center
- 6 Spec's

DINING

- 7 Luby's
- 8 Krispy Kreme
- 9 Chick-fil-A
- 10 Denny's & Chipotle
- 11 Panda Express & Cici's Pizza
- 12 Fogo de Chao Brazilian Steakhouse

SERVICES

- 13 USPS Facility
 - 14 AMC Studio 30
 - 15 Westheimer Indoor Tennis
 - 16 Home Concepts, Fabric Décor & Texas Oriental Rugs
- Bank

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