

**BUILDING 4 | 98,700 SF**

**FOR LEASE**

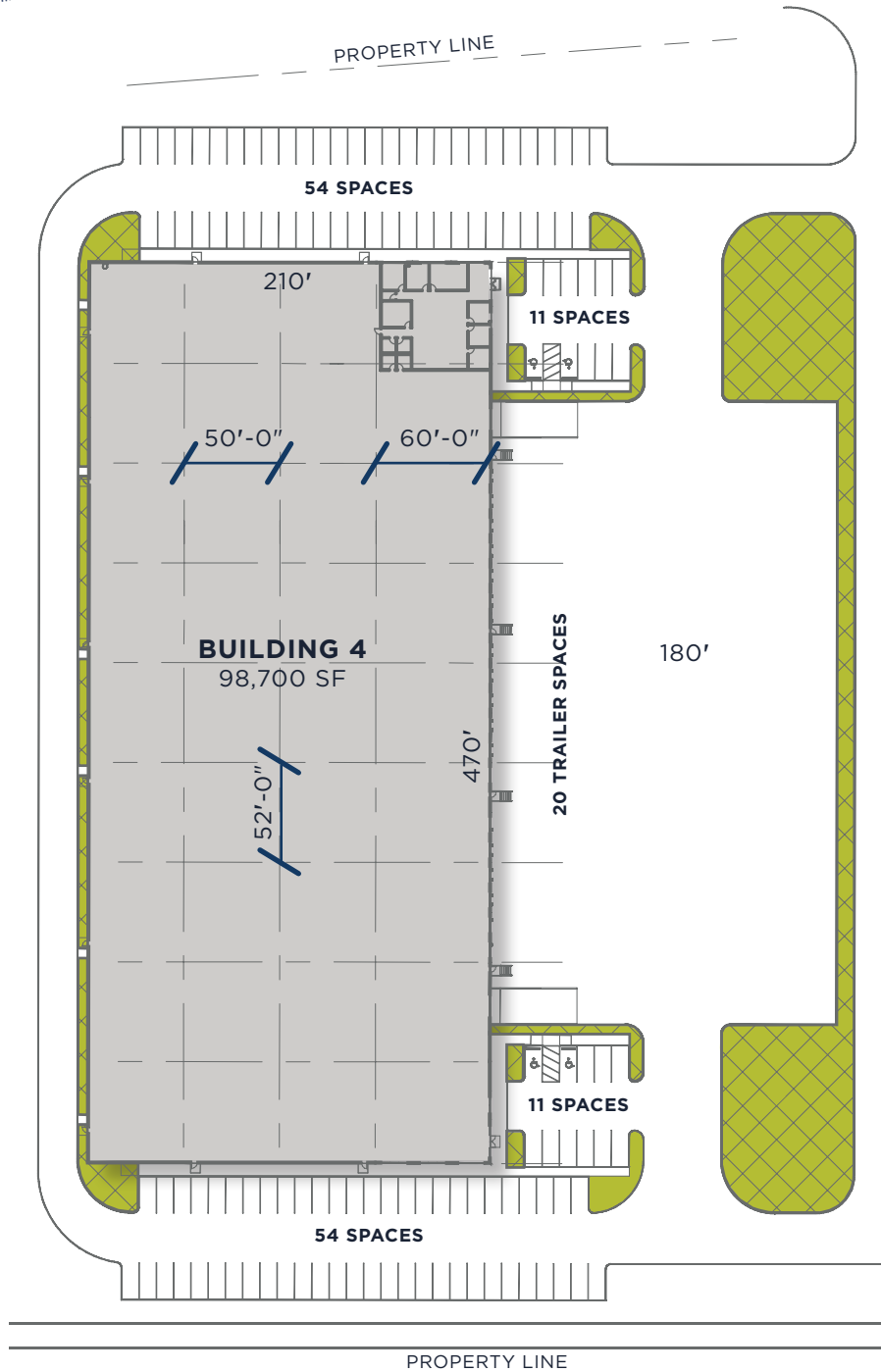


**PARK 249** BUSINESS CENTER

**MOVE IN READY WITH SPEC OFFICE**

**16275 TOMBALL PKWY HOUSTON, TX 77064**





# BUILDING 4

## 98,700 SF



98,700 SF | 3,128 SF Office



Divisible to 45,000 SF



28' clear height



18 dock doors



2 drive-in doors



28 trailer spaces



130 parking spaces

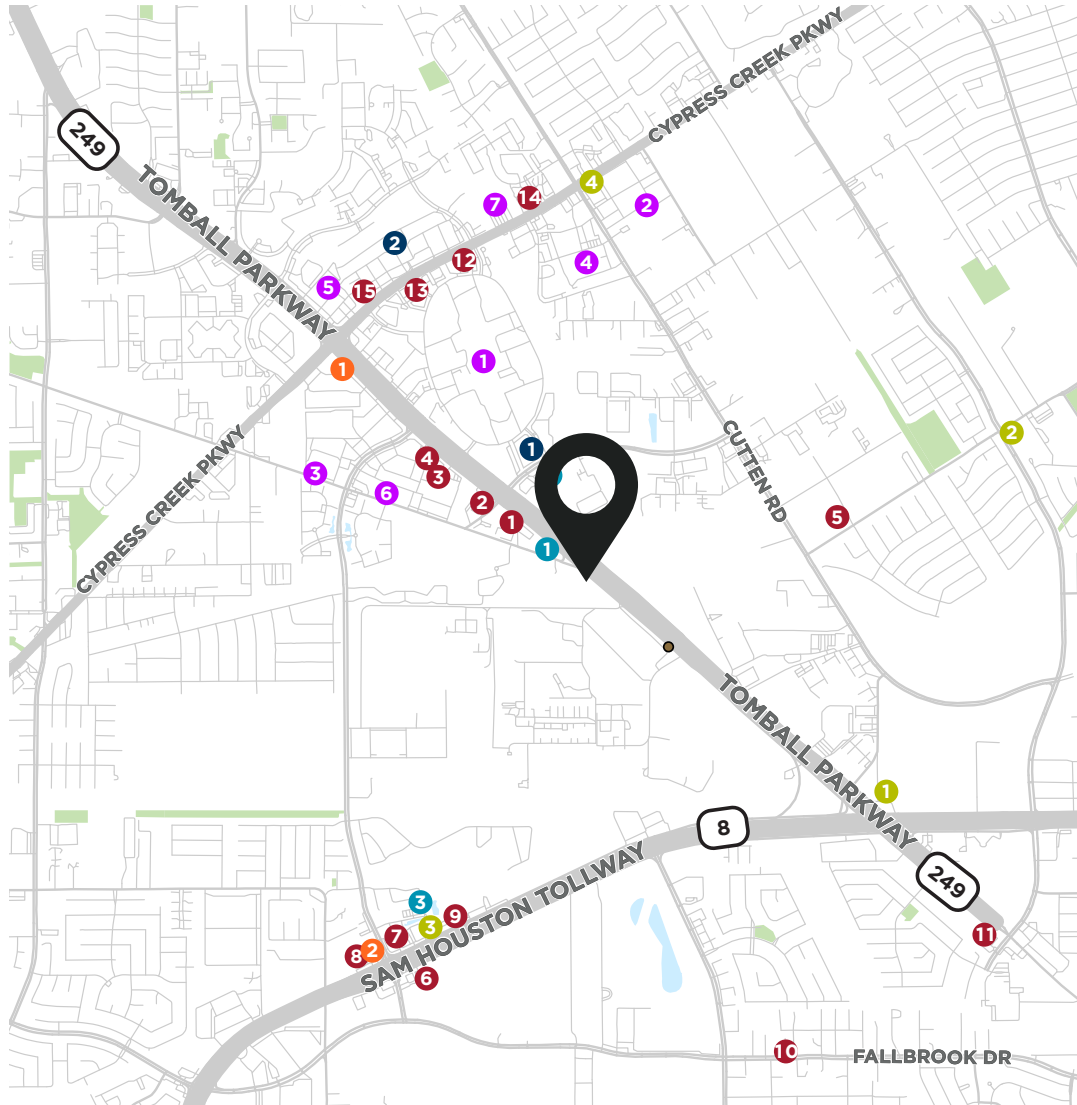


180' truck court



1,200 AMP service  
expandable to 2,000 AMPS

# BUILDING 4 AMENITIES MAP



- 1 Starbucks
- 2 Shipleys Donuts
- 1 24 Hour Fitness
- 2 Lifetime Fitness
- 1 Shell
- 2 Exxon
- 3 Texaco
- 4 Chevron
- 1 Willowbrook Mall
- 2 Target
- 3 Costco
- 4 Walmart
- 5 Sams Club
- 6 World Market
- 7 Best Buy
- 1 Rest House Cafe
- 2 Brick House Tavern
- 3 Buffalo Wild Wings
- 4 Saltgrass Steak House
- 5 11 Below Brewing Company
- 6 Steamboat House
- 7 Kawa Sushi
- 8 8Hippo Burgers
- 9 La Marisquera Ostioneria
- 10 Hickory Hollow Restaurant
- 11 Rodeo 249 Bar & Grill
- 12 Fuddruckers
- 13 BJs Restaurant & Brewhouse
- 14 Pappadeaux Seafood
- 15 Gyu-Kaku Japanese BBQ
- 1 Extended Stay America
- 2 Residence Inn
- 3 Staybridge Suites

**COFFEE**

**FITNESS**

**GAS**

**SHOPPING**

**FOOD**

**HOTEL**



1960

N GESSNER RD.

**BLDG 4**

LEASED

LEASED

LEASED

CUTTEN RD.

HOLLISTER ST.

249

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# CONTACT INFORMATION

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