



## 7031 Grand Blvd

7031 Grand Blvd, Houston, TX 77054



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# 7031 Grand Blvd

\$18.00 /SF/YR

This building consists of office, warehouse, and flexible space, and is conveniently located only minutes away from the Medical Center, Downtown Houston, VA Hospital and NRG Stadium. The building is perfect for medical, research, service/ call center, and professional offices. All utilities are in place. Lease rate is triple net and negotiable. TI money available.

Surface areas, distances and other data based on owner-provided and/ or publicly available information. Tenants to independently verify....

- 26,500 SF of fully air conditioned space.
- Lease rate is triple net and negotiable. TI money available.
- Approx. 50 parking spaces and two loading docks.



Rental Rate:	\$18.00 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	26,500 SF
Year Built:	1982
Rental Rate Mo:	\$1.50 /SF/MO

## 1st Floor Ste Office

Space Available	7,500 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

1

## 1st Floor Ste Warehouse

Space Available	5,950 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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## 2nd Floor Ste Office

Space Available	7,396 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

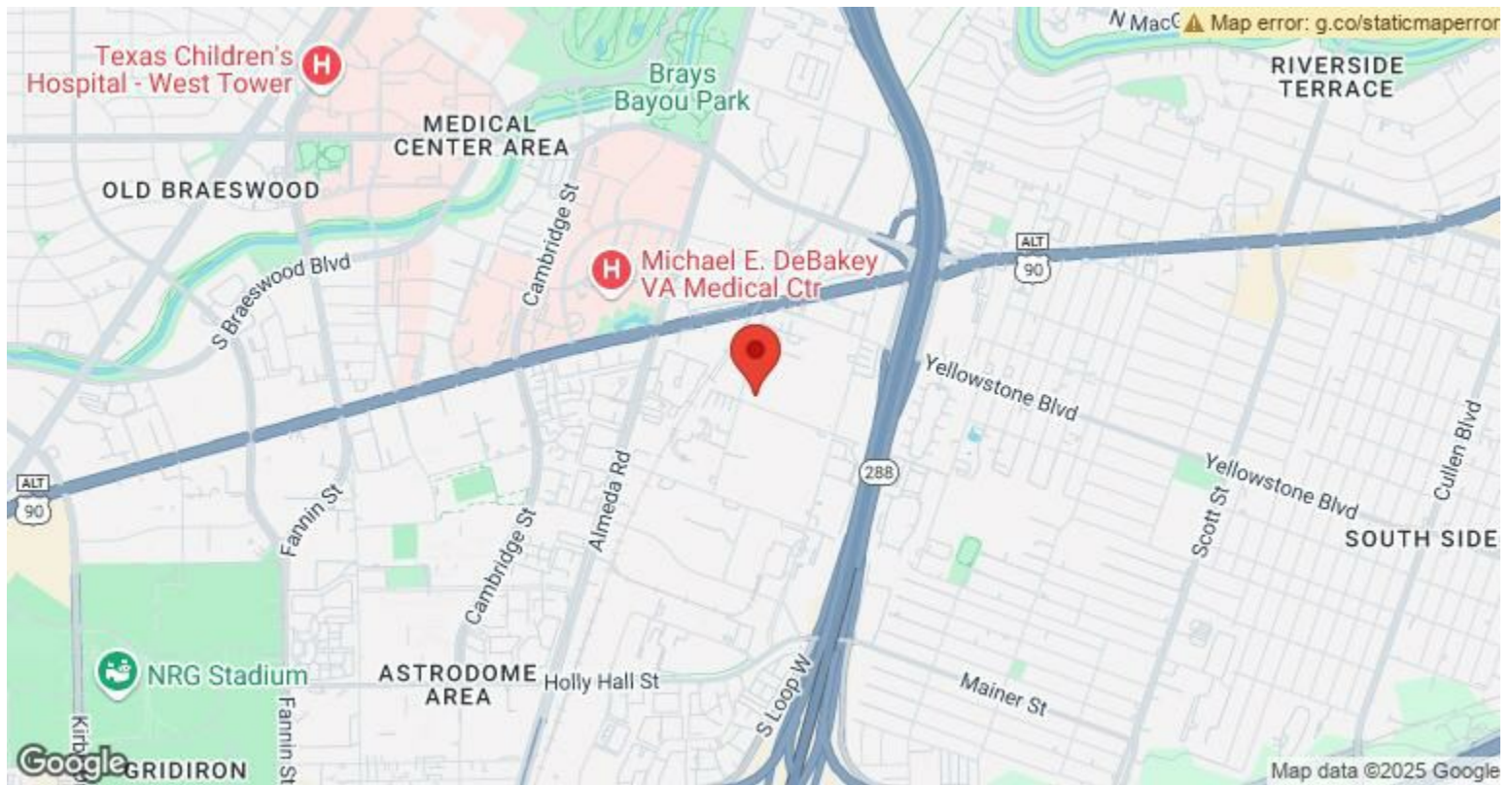
3

## 2nd Floor Ste Warehouse

Space Available	5,591 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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# Property Photos



7031 Grand Blvd - 10152024 (9)



7031 Grand Blvd - 10152024 (11)



# Property Photos



7031 Grand Blvd - 10152024 (6)



7031 Grand Blvd - 10152024 (2)



# Property Photos





# Property Photos



Building Photo