

7031 GRAND BLVD

Houston, TX 77054

Office/Warehouse For Lease

Corner of Grand Blvd & Alice Street



PROPERTY HIGHLIGHTS

- ✓ ±26,437 SF Total Building Area
- ✓ ±14,896 SF Office
- ✓ ±11,541 SF Warehouse
- ✓ Fully Air-Conditioned Building
- ✓ Approximately 50 Parking Spaces
- ✓ 2 Loading Docks
- ✓ Corner of Grand Blvd & Alice Street
- ✓ Convenient Access to Loop 610 & Hwy 288
- ✓ 5 Minutes from the Texas Medical Center
- ✓ 10 Minutes from Downtown Houston
- ✓ 18 Minutes from Hobby Airport



SPACE BREAKDOWN



Level 1 Office:	±7,500 SF
Level 1 Warehouse:	±5,950 SF
Level 2 Office:	±7,396 SF
Level 2 Warehouse:	±5,591 SF

FOR LEASING INFORMATION, CONTACT



Nicole Sabbagh

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713.231.8996



Prime Central Location



Easy Access to
Loop 610 & Hwy 288



Minutes to the
Texas Medical Center



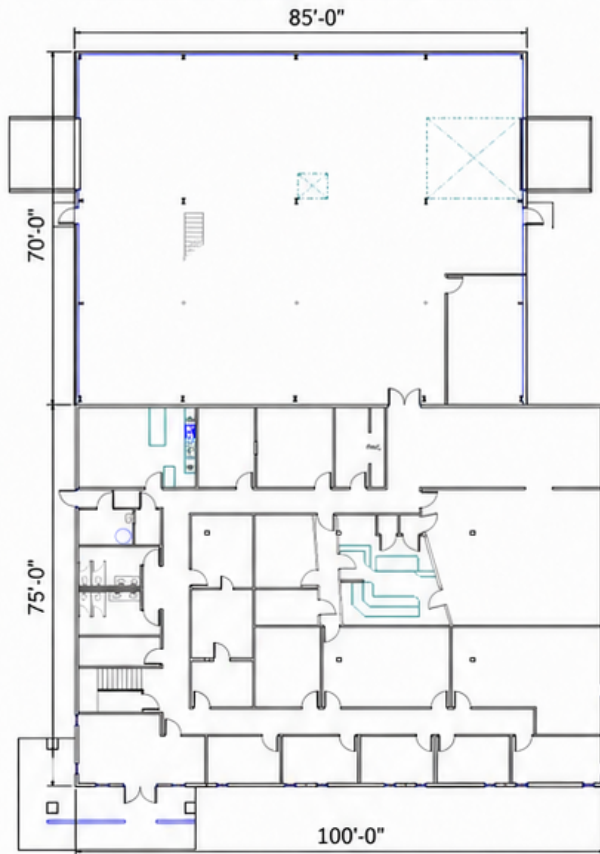
Excellent Connectivity
Across Houston

7031 GRAND BLVD

Floor Plans & Space Breakdown

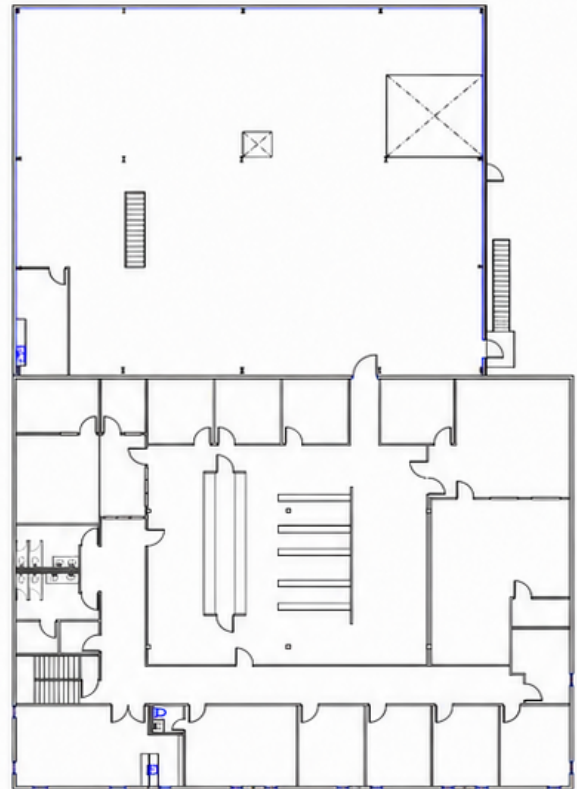
Houston, TX 77054 • Office/Warehouse For Lease

LEVEL 1 FLOOR PLAN



Office: ±7,500 SF
Warehouse: ±5,950 SF
Total Level 1: ±13,450 SF

LEVEL 2 FLOOR PLAN



Office: ±7,396 SF
Warehouse: ±5,591 SF
Total Level 2: ±12,987 SF

BUILDING AREA SUMMARY

Level 1 Office:	±7,500 SF
Level 1 Warehouse:	±5,950 SF
Level 2 Office:	±7,396 SF
Level 2 Warehouse:	±5,591 SF
Total Office:	±14,896 SF
Total Warehouse:	±11,541 SF
Total Building Area:	±26,437 SF

PROPERTY FEATURES

- ✓ Fully Air-Conditioned Building
- ✓ Approximately 50 Parking Spaces
- ✓ 2 Loading Docks
- ✓ Convenient Access to Loop 610 & Hwy 288
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