



1240

BLALOCK ROAD
HOUSTON, TX

FOR LEASE

MULTI-TENANT OFFICE SPACE

FLEXIBLE TERMS

SPEC SUITES

6,284 SF

AVAILABLE

 Transwestern

DISCLAIMER

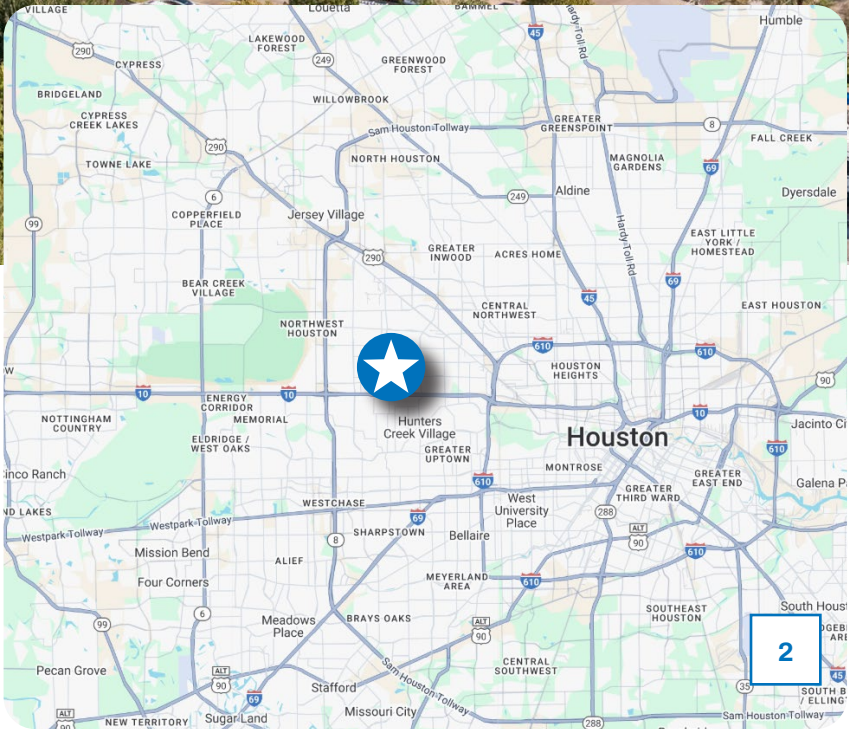
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

1240 BLALOCK

is a locally owned and managed, two-story office building one-quarter mile north of the Katy Freeway with easy access to major freeways including I-10, the 610 Loop, and Beltway 8. The property is conveniently located along a major North to South artery in Houston, situated near retail, dining, medical, banking and fitness amenities. The building is situated among a diverse group of residential neighborhoods and is close to the Memorial City and City Centre projects.

ADDRESS	1240 Blalock Rd. Houston, TX 77055
TOTAL SF	31,632 SF
AVAILABLE SF	6,284 SF
TENANCY	Multi
CLASS	B
STORIES	2
YEAR BUILT	1984
SPACES AVAILABLE	3 Suites
BUILDING TYPE	Class A Masonry
HVAC	Yes
SIGNAGE	Monument Signage
ADA ACCESSIBLE	Wheelchair Accessible



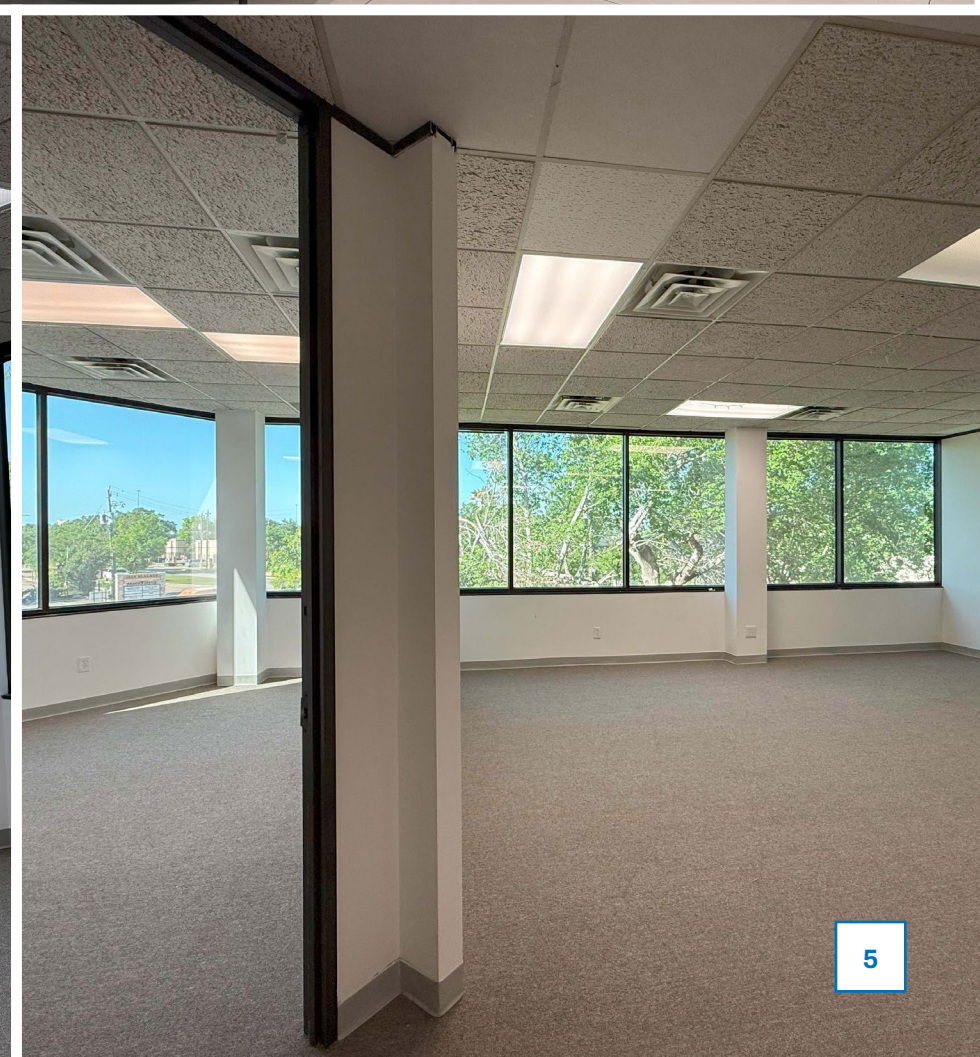
AVAILABLE SUITES

SUITE	SQUARE FEET
115	271 SF
150/155	1,819 SF
200	1,781 SF
210	1,811 SF
225	947 SF
250	4,148 SF
270	982 SF
275	828 SF
276	434 SF
277	1,154 SF

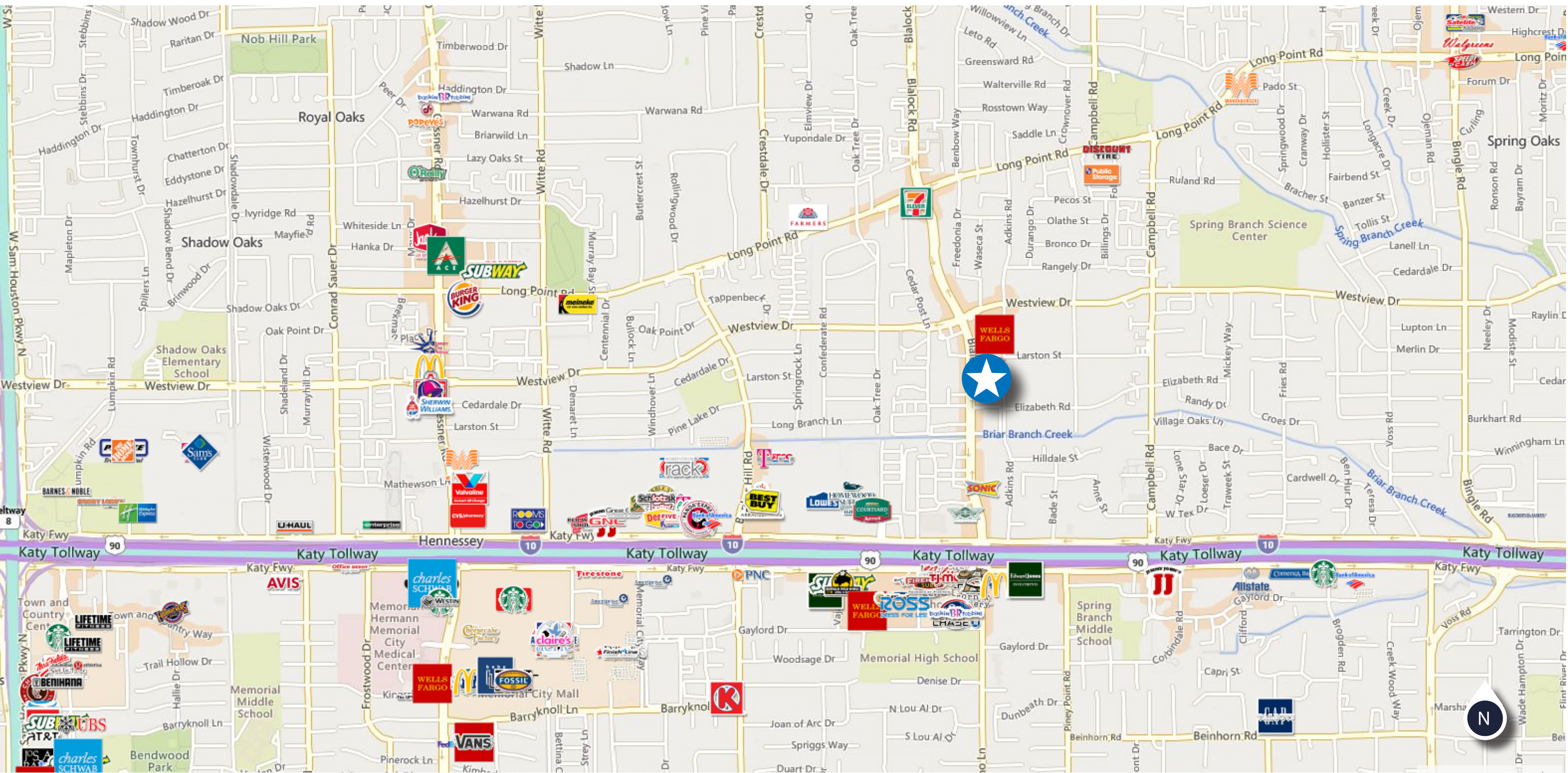
= Leased







POINTS OF INTEREST

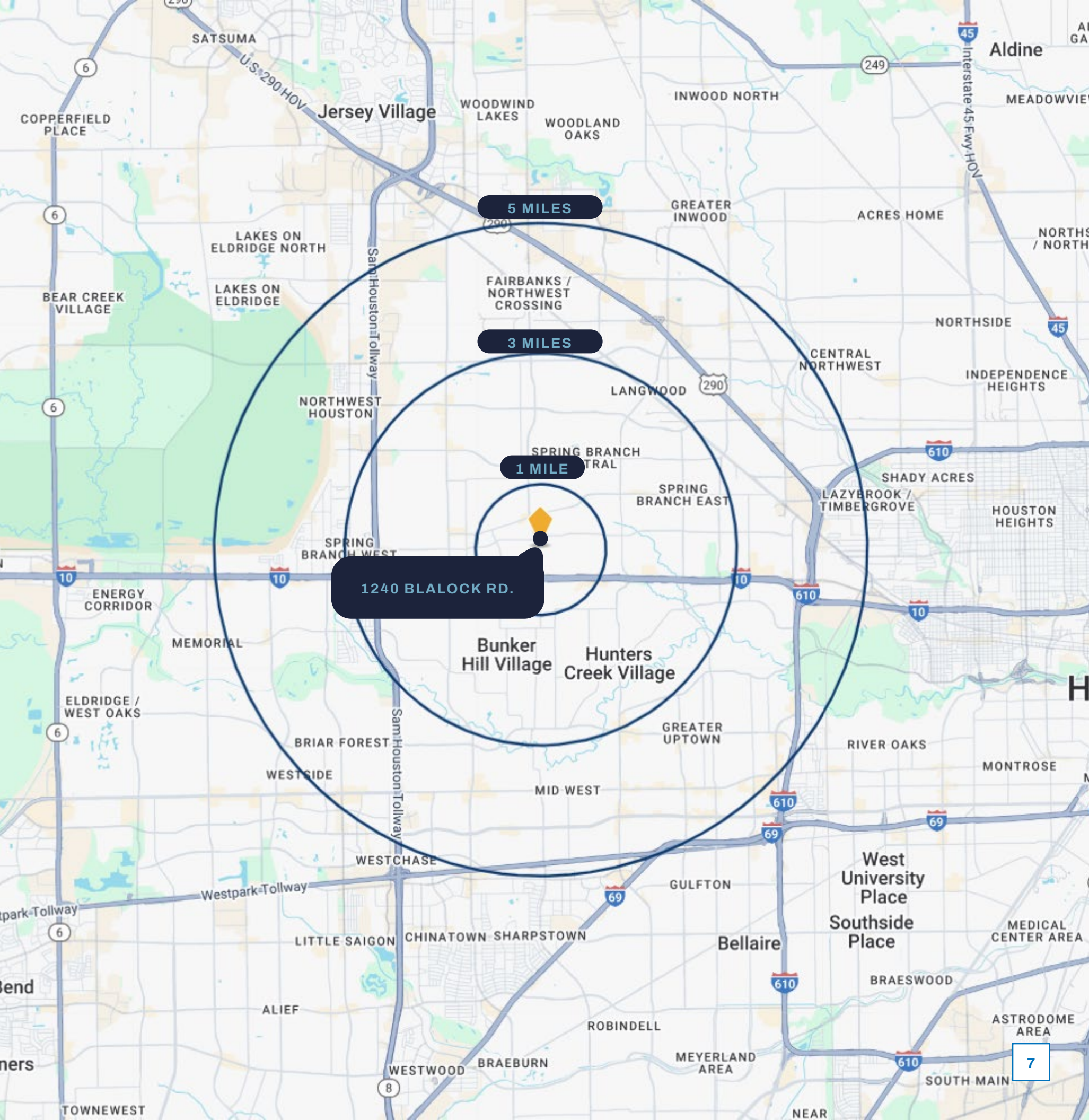


Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	16,170	144,397	401,816
2029 Population	16,610	148,636	414,462
Population Growth 2024-2029	0.5%	0.6%	0.6%
2024 Average Age	35	37	36
Households			
2024 Households	5,931	53,938	168,451
2029 Households	6,100	55,587	173,827
Household Growth 2024-2029	0.6%	0.6%	0.6%
Median Household Income	\$59,141	\$73,704	\$61,900
Average Household Size	2.6	2.6	2.3
Housing			
Median Home Value	\$653,309	\$464,807	\$396,437
Median Year Built	1975	1976	1978

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Spring Branch Central	Spring Branch East	Galleria / Uptown
	Spring Branch West	Houston Heights
	Bunker Hill	Memorial Park
		Northwest Houston





CONTACT INFORMATION

Nathan Donahue
Vice President

(2841) 727-9464
nathan.donahue@transwestern.com

TRANSWESTERN HOUSTON OFFICE

1900 West Loop South

Suite 1300, Houston, TX 77027

713.270.7700 | transwestern.com

DISCLAIMER

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.