

# 11275 SOUTH SAM HOUSTON PARKWAY WEST

Houston, TX 77031

Office & Flex Space For Lease

2,040 - 8,368 SF



Leasing Information:  
281.875.7821

**Robert Willard**  
281.875.7811  
rwillard@lpc.com

## Lincoln

16945 Northchase Drive  
Suite 150  
Houston, TX 77060

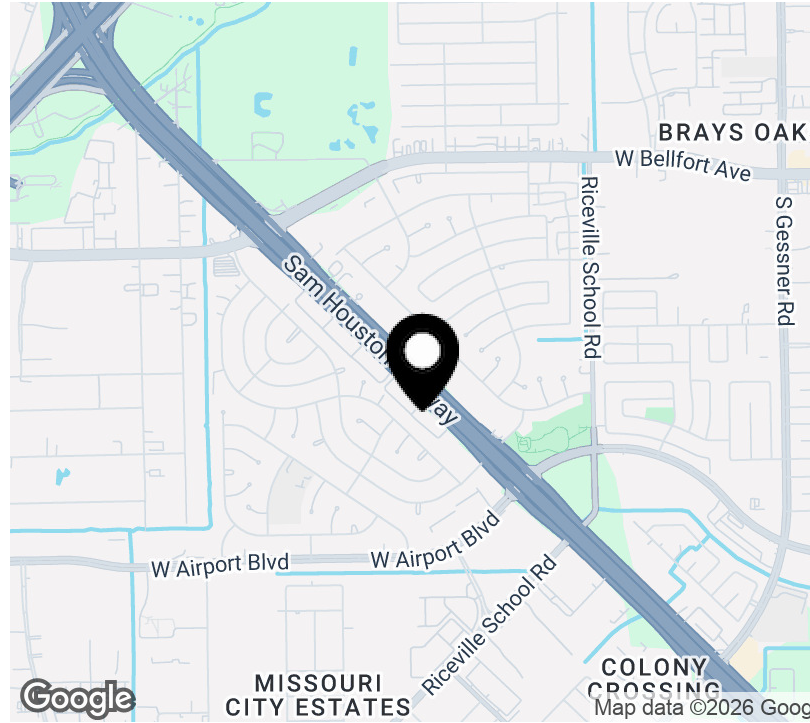
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Houston, TX 77031

## Office & Flex Space For Lease

2,040 - 8,368 SF



### Offering Summary

|                |                  |
|----------------|------------------|
| Building Size: | 43,831 SF        |
| Available SF:  | 2,040 - 8,368 SF |

### Availabilities

| Availabilities | SF       | Lease Rate     | Date Available |
|----------------|----------|----------------|----------------|
| Suite B200     | 8,368 SF | Contact Broker | Immediately    |
| B-150          | 7,452 SF | Contact Broker | Immediately    |
| Suite B125     | 2,040 SF | Contact Broker | 6/30/2026      |

### Property Highlights

- B150 - 100% conditioned, move in ready flex space, 50%/50% office to warehouse ratio, one existing roll up door
- B200 - 100% conditioned office space, move in ready
- Prime location
- Beltway frontage
- Excellent visibility
- Great ingress and egress

### Demographics

|                   | 0.25 Miles | 0.5 Miles | 1 Mile   |
|-------------------|------------|-----------|----------|
| Total Households  | 408        | 1,610     | 5,095    |
| Total Population  | 968        | 3,867     | 13,734   |
| Average HH Income | \$83,562   | \$87,207  | \$74,796 |



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Suite B200

2,040 - 8,368 SF



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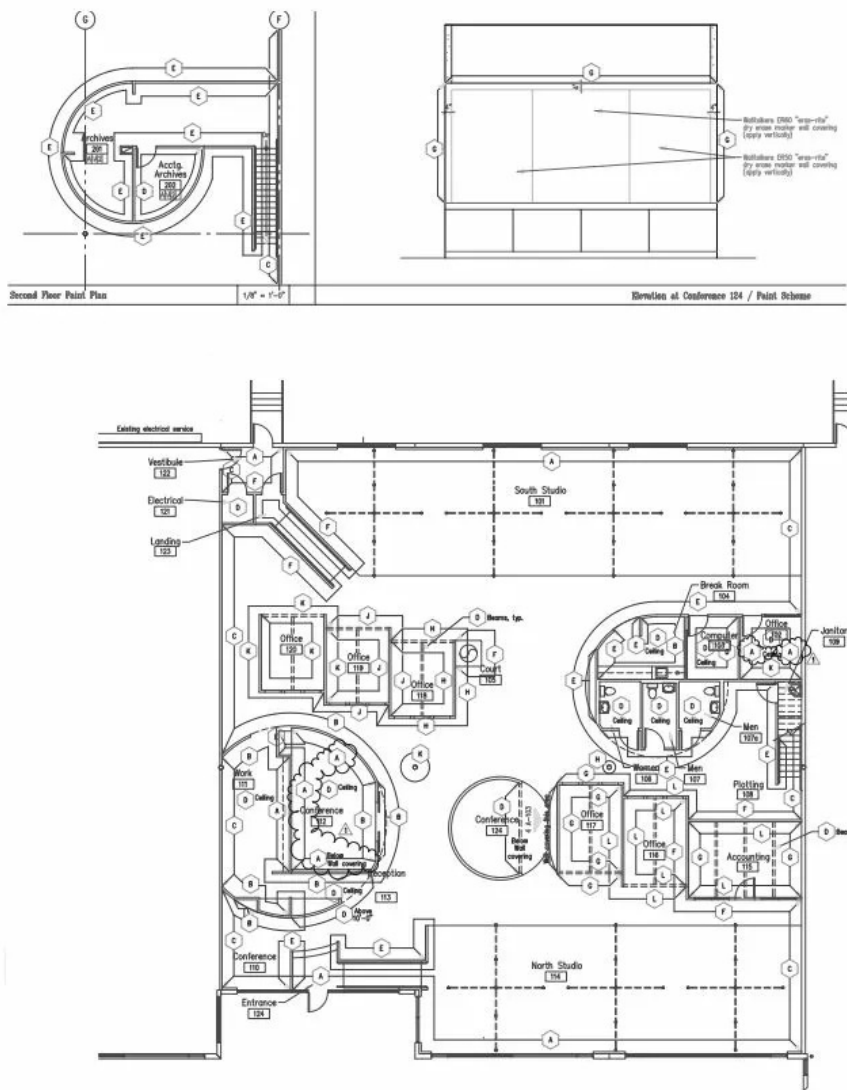
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For more information, please contact: 281.875.7821

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WEST  
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Office - B200  
8,368 SF



| Suite      | Size     | Lease Rate     | Description                                       |
|------------|----------|----------------|---------------------------------------------------|
| Suite B200 | 8,368 SF | Contact Broker | Open office space fully conditioned move-in ready |

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Flex Office/Warehouse B-150  
2,040 - 8,368 SF



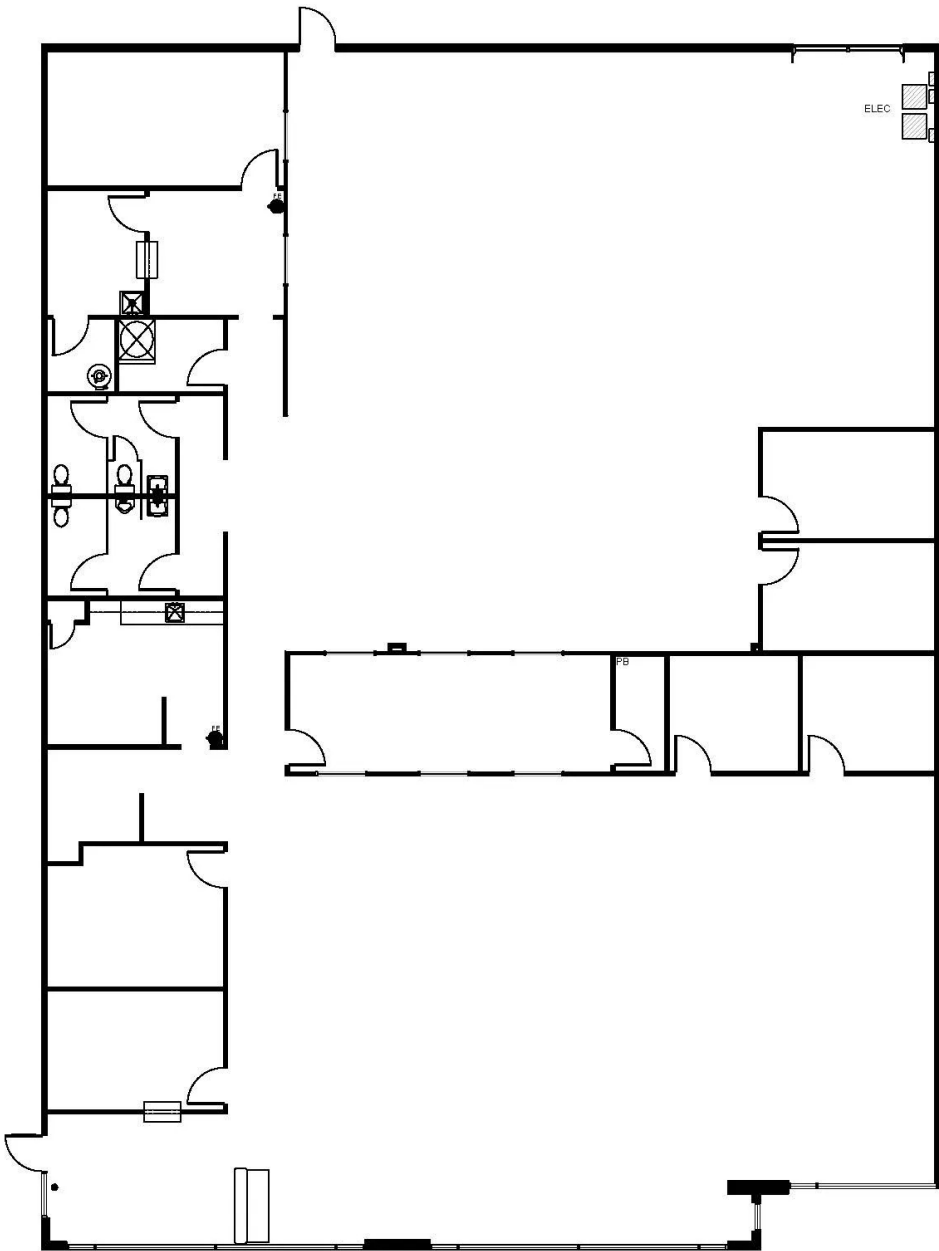
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Flex Warehouse- Suite 150  
7,452 SF



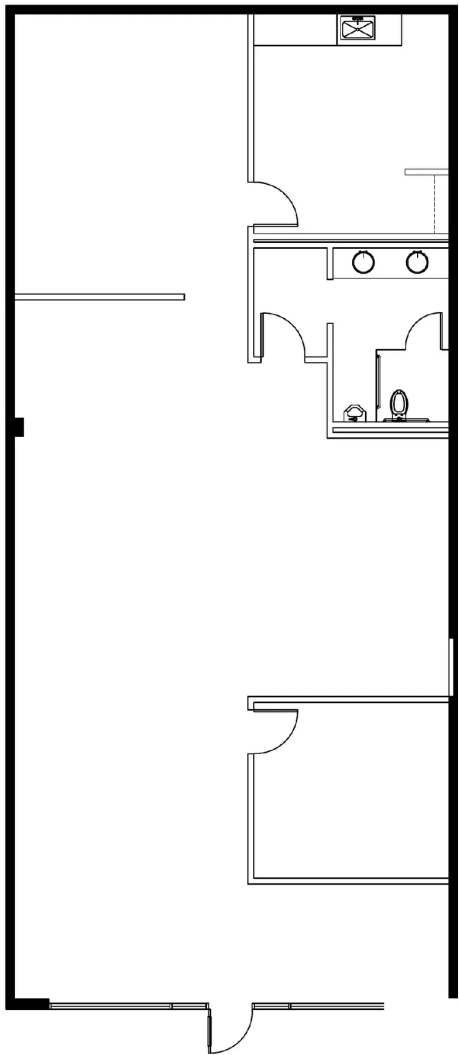
| Suite | Size     | Lease Rate     | Description                                                                  |
|-------|----------|----------------|------------------------------------------------------------------------------|
| B-150 | 7,452 SF | Contact Broker | 100% conditioned flex space move-in ready<br>50/50 office to warehouse ratio |

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Suite 125  
2,040 SF



| Suite      | Size     | Lease Rate     | Description                   |
|------------|----------|----------------|-------------------------------|
| Suite B125 | 2,040 SF | Contact Broker | 100% Office Fully Conditioned |

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