

OFFICE SPACE FOR LEASE

VILLAGE GREEN PROFESSIONAL CENTER

17347 Village Green Drive, Houston, TX 77040

Located within a 3 Building Office Park in Jersey Village



- **Location:**

- Located in popular Northwest Houston area, Jones Road exit, outside the Beltway and US 290, just one block north of US 290 and Jones Road. Key map: 409K

- **Property Description:**

- Two, new 7,380 sf, multi-tenant, single story office buildings
- Each building is divisible to an 1,845 sf individual office; but the building is designed to “join” offices to create the following lease space options.
- 1,845 rentable sf
- 3,690 rentable sf
- 5,535 rentable sf
- 7,380 sf (Entire Building)

- **Points of Interest:**

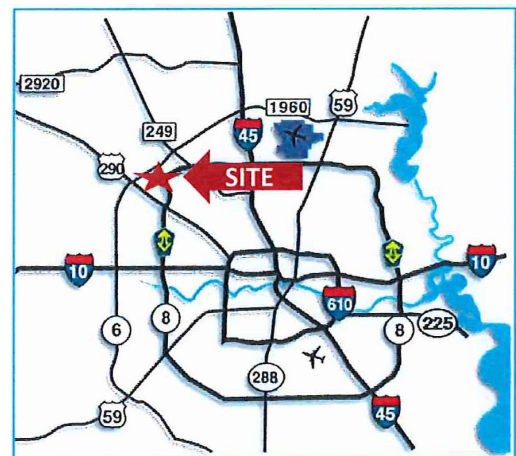
- Tenant controlled utilities
- Stone and stucco exterior
- Kitchenette with granite counter tops
- Energy efficient windows
- Ten foot ceilings
- Parking ratio of 3/1,000 rentable square feet
- Sprinklered buildings
- Deed restricted office park
- Monument signage available
- Highly accessible, but quiet business area

- **Lease Rate & Terms:**

- Rent: Beginning at \$20.00/SF/year, NNN, \$5 PSF est. OPEX
- Minimum 3– year lease terms. Longer terms are available.



Call to schedule an appointment to tour the building today!



The information herein and listed on Commercial Gateway, Loopnet, CoStar & Showcase is deemed reliable. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

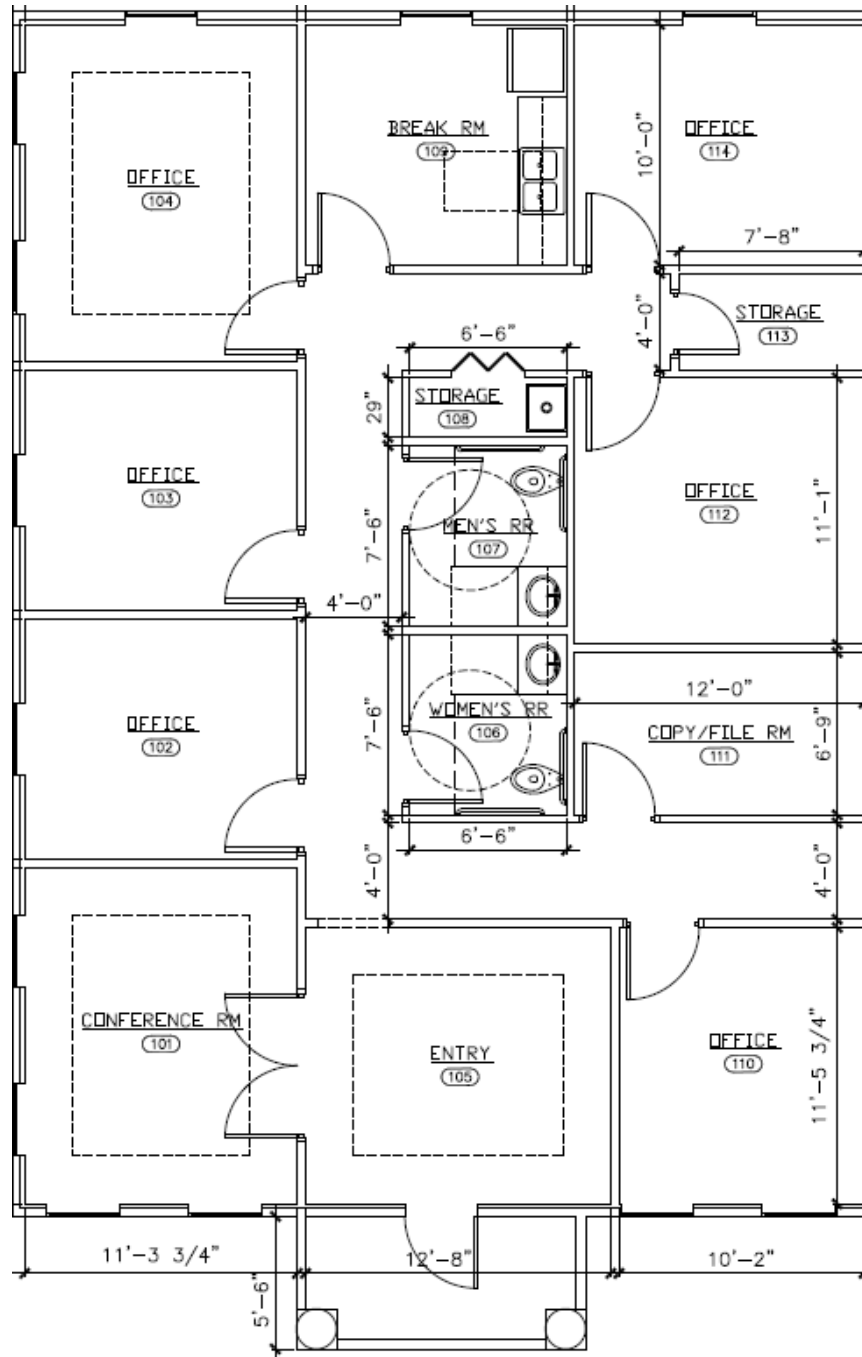
Contact: Margaret Ibrahim, Broker

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VILLAGE GREEN PROFESSIONAL CENTER

1845 SF - 7380 SF
17347 VILLAGE GREEN DRIVE HOUSTON, TEXAS 77040

FLOOR PLAN 1845 SF

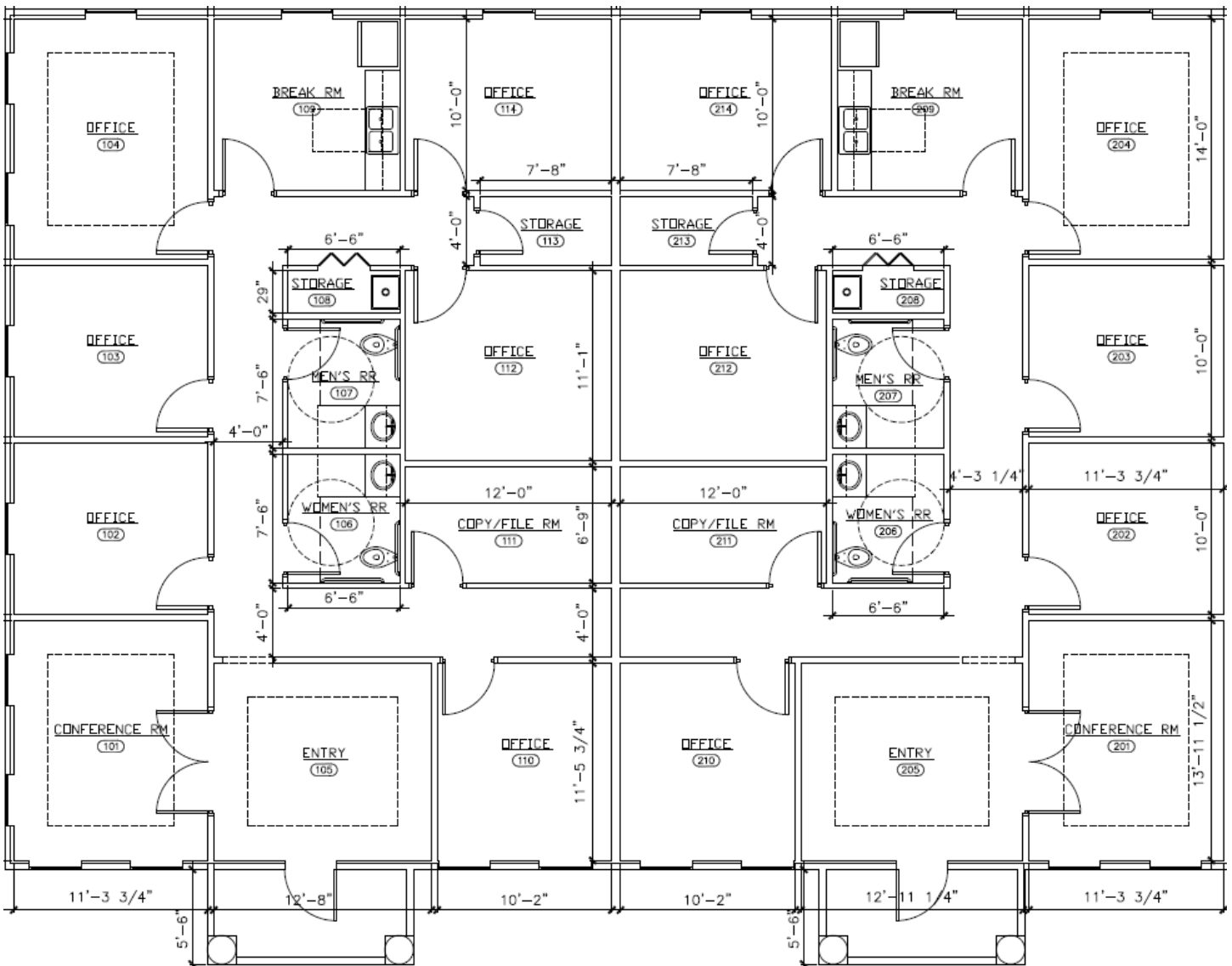


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VILLAGE GREEN PROFESSIONAL CENTER

1845 SF - 7380 SF
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FLOOR PLAN 3690 SF



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