



4501 Gessner Dr

4501 Gessner Dr, Houston, TX 77041



Sang Cha

United Real Estate

3131 Briarpark Dr, Suite 125, Houston, TX 77042

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(832) 368-1368



4501 Gessner Dr

\$15.00 /SF/YR

1. Basic Lease Terms

- Commercial/Light Industrial Use
- Newly Built Metal Building without Inside Build-out
- Rate : \$1.25/sft/Month (=\$6,875/5,500sft/Month), Annual Rate: \$15.00/sft/Year
- Move In Available Date: Jan 1, 2023
- Lease Term: 3(Three) Years
- Space/Lot Size: 5,500 sft/15,316 sft

2. Leasing property Description

- Newly Built Metal Building without Inside Build-out;
- Power/water line in, Concrete floor, Fully insulated interior walls included.
- Space/Lot Size: 5,500 sft/15,317 sft(=Approx. 120x127ft)
- Commercial/Light Industry Purpose Metal Building
- Address: 4501 Gessner Rd, Houston, TX 77041
- 1(one) office space(400sft=40' x 10') with Kitchen/Coffee Bar
- ...

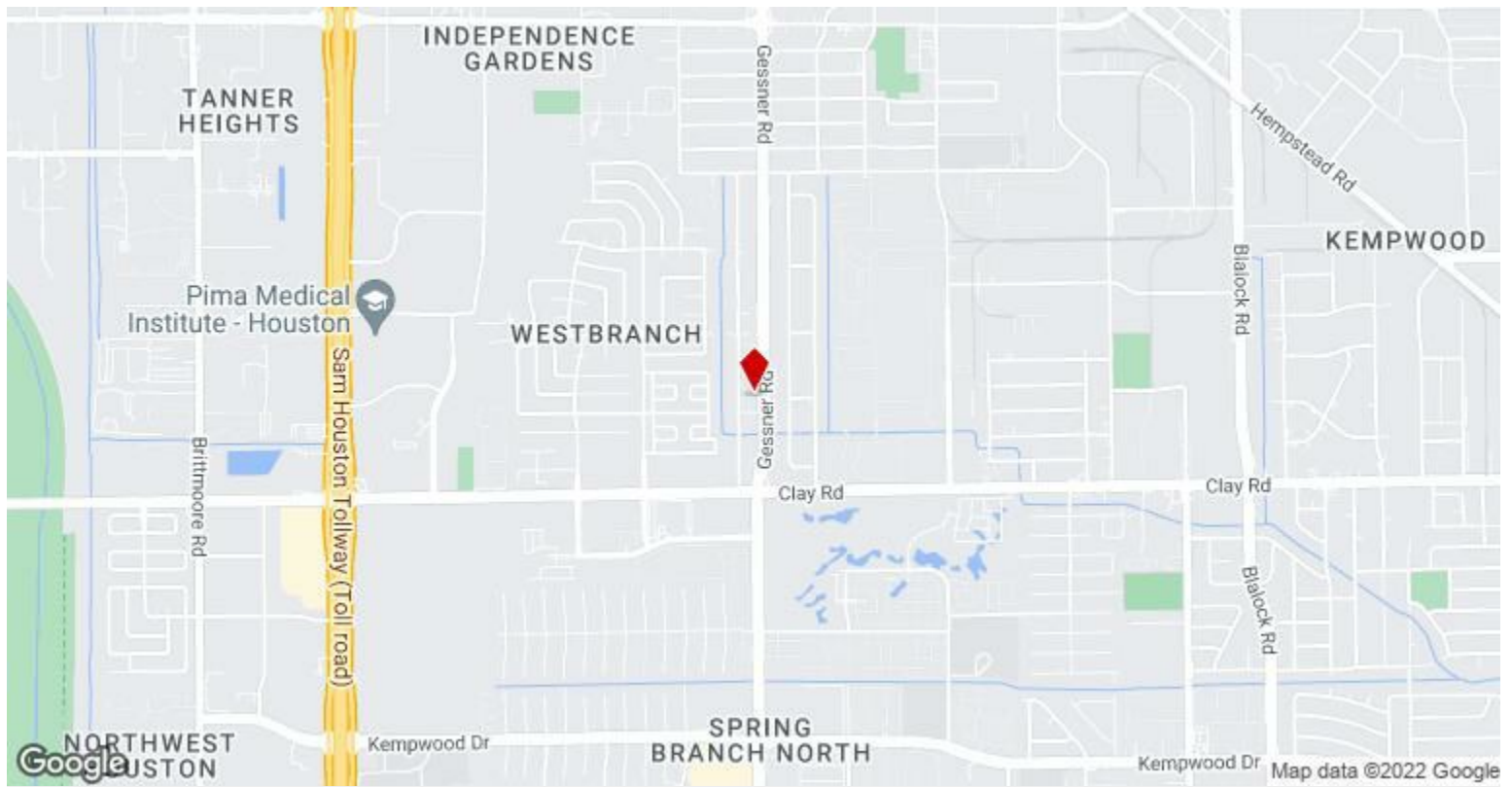
- Immediate Access to West Belt(Sam Houston Pkwy) through Clay in minutes, Half Block North on Gessner from Clay Rd.



Rental Rate:	\$15.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	1
Frontage:	150' on N. Gessner Rd
Gross Leasable Area:	5,500 SF
Walk Score @:	39 (Car-Dependent)
Transit Score @:	34 (Some Transit)
Rental Rate Mo:	\$1.25 /SF/MO

1st Floor

Space Available	5,500 SF
Rental Rate	\$15.00 /SF/YR
Date Available	January 01, 2023
Service Type	Plus All Utilities
Office Size	400 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 Years



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- Fronting Gessner Rd
- Drive-In Bays: 2
- Clear Height: 20'(front)/18'(rear)
- Manual Up-down Sliding Doors(2)
- Approx. 9,700 sft Front Parking area covered by Concrete Floor

Property Photos

