



Highway Frontage Property

32832 State Highway 249, Pinehurst, TX 77362

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(281) 259-8400



32832 SH 249 Hwy

\$15.00 /SF/Yr

Excellent State Highway 249 frontage with loads of traffic. Prominent visibility for signage and accessibility. Large paved lot accommodates a lot of parking, storage, and large freight/semi-truck deliveries. Acreage in the back also available. Close proximity to Lone Star College - Tomball. High-income areas in immediate radius, with large neighboring subdivisions and business parks. This property has frontage on the brand new TX-249 extension TxDOT completed....

- Prominent Frontage on Highway 249
- High traffic
- Excellent Visibility and Accessibility
- Large paved lot with additional acreage on property
- 3 Restrooms
- Partial Buildout with Offices, Conference Room, Utility/Storage Room and Open Area



| | |
|-------------------------|--------------------|
| Rental Rate: | \$15.00 /SF/Yr |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 3,750 SF |
| Year Built: | 2005 |
| Walk Score ®: | 15 (Car-Dependent) |
| Rental Rate Mo: | \$1.25 USD/SF/Mo |

1st Floor

| | |
|-----------------|-----------------------|
| Space Available | 3,750 SF |
| Rental Rate | \$15.00 /SF/Yr |
| Date Available | Now |
| Service Type | Modified Gross |
| Built Out As | Professional Services |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | 1 - 5 Years |

- Three bathrooms and two air conditioning systems plus central heat- Large landscape windows with sun shades- Offices are fully carpeted and have drop ceilings- High ceilings- Large open space / showroom / bullpen area- Utility room- Storage room- Large conference room- Quiet- Lots of parking and outdoor space



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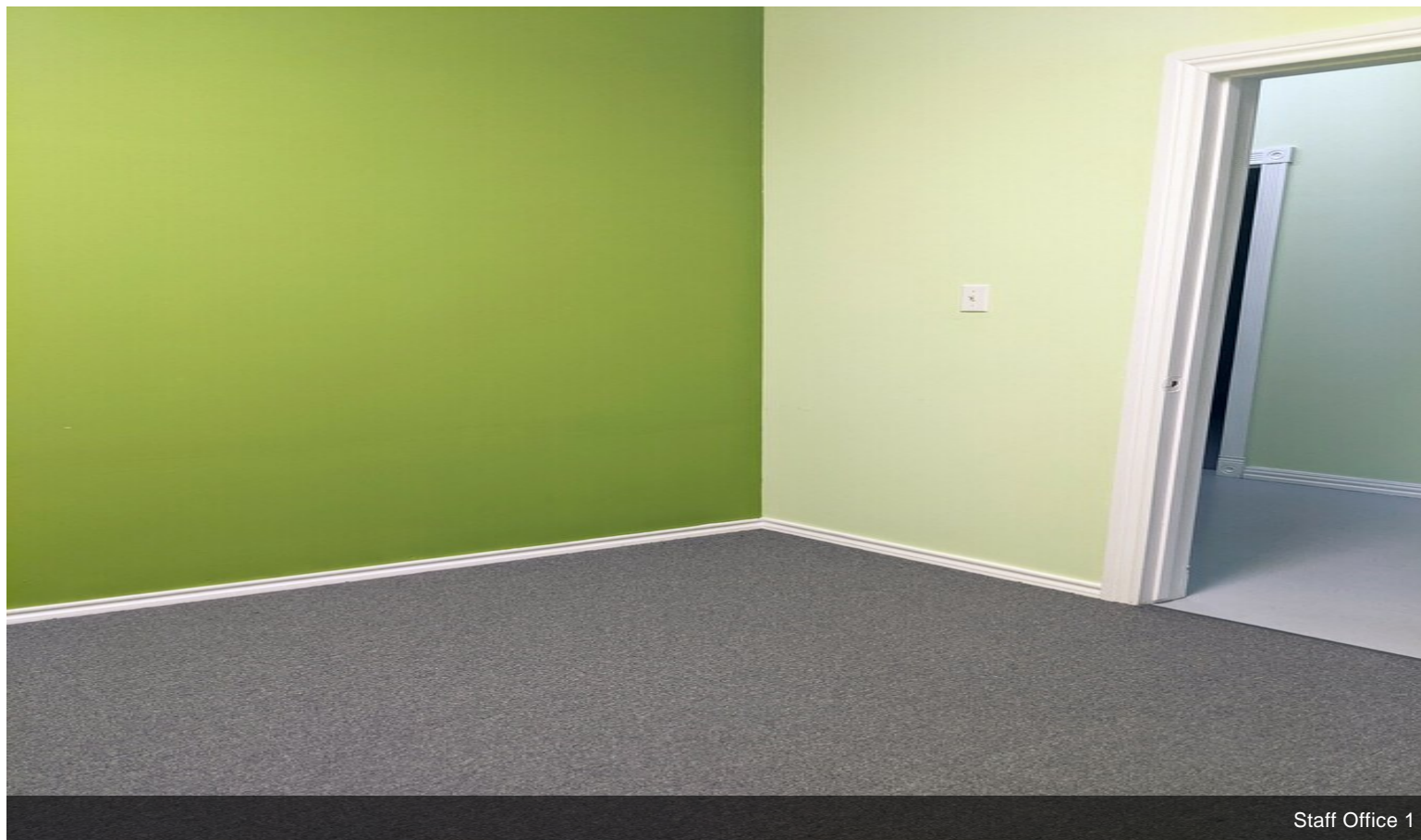
Property Photos



Property Photos



Staff Office 1



Staff Office 1