

OFFICES AT THE ROCK





UNIT A

UNIT B

BUILDING 1



3 MARKET
OVERVIEW

PROPERTY DETAILS

Street Address	13145 Spring Cypress Rd
City, State	Cypress, TX 77429
County	HARRIS
PMSA	HOUSTON
Property Type	OFFICE
Suite #	1A
Available Square Footage	2,500
Building	Building 1
Year of Construction	2021
Lease Type	NNN



The Offices at The Rock

Included Design Features

Exterior

Front Door Parking & Sidewalk
Covered Entry Area with Slate Tile Floor
Brick & Stone Exterior with attractive architectural features
Standing Seam Metal Roofing
Full Perimeter Lighting Recessed in Soffits
Attractive Landscaping, Fencing & Irrigation System
Surveillance Camera at Front and Rear of building

Entry / Reception Area / Hallways

Storefront Glass Entry Door and Sidelights
Tile Flooring or Polished Concrete Flooring *(varies per plan)*
5" Tall Baseboards
10 Foot Ceilings with Recessed LED Lighting
Customer Seating Area in Receiving/Reception
Recessed Ceiling Speakers
Brick / Stone / Glass Accents *(varies per plan)*
Surveillance Camera aimed at Front Door

Executive Offices

Carpet flooring in Offices
10' Ceilings with LED Lighting
Energy Efficient Vinyl Windows
3" Shutters (front) and 2" Blinds (sides & rear)
8' Wood Doors with Full-view Glass at Offices
2 Panel Wood Doors at Closets, Storage and Restrooms
Interior Offices Include a Window to Hallway
3" Wood Cased Doors & Windows
Pre-wired for (2) CAT5 (Data/Phone)
Ample electrical outlets and lighting

His/her Handicap Accessible Rest Rooms

Tile Flooring or Polished Concrete Flooring *(varies per plan)*
40" Tile Wainscoting
Stained or Painted Wood Vanity Cabinet *(varies per plan)*
Solid Surface Counter tops w/ under-mounted sink
Large Vanity Mirrors
Brushed Nickel Fixtures and Hardware
Insulated Interior Walls for added Privacy
ADA Compliant

Conference Room

Carpet flooring in Conference Room
Glass Door and Accent Walls at Conference Room
Recessed LED Lighting
5" Baseboards
Flat Panel TV Wiring with Data Wiring for presentations
Pre-wired for (2) CAT5 (Data/Phone)
Floor outlet with CAT5 and 110v Outlet

Break Room

Stained or Painted Wood Cabinetry *(varies per plan)*
Solid Surface Counter tops with Tile Backsplash
Under-mounted Stainless Steel Sink
Brushed Nickel Pulls and Knobs
Tile Flooring or Polished Concrete Flooring *(varies per plan)*
Stainless Steel Microwave Oven
Refrigerator with Ice Maker

Hallways and Other Spaces

File Storage Room with CAT 5 for Copy Machine
Storage Closets & Shelving *(varies per plan)*
Tile Flooring or Polished Concrete Flooring *(varies per plan)*

Security Features

Alarm System Installed with Door Contacts and Motion Detectors
4 Camera Video Surveillance System with DVR and Monitor
Full Perimeter Lighting on all Buildings
Curb-front Parking with Parking Lot Lighting
Fire Extinguisher and Exit Signage
Emergency Lighting

Energy Features

Electric HVAC Systems by Champion
Programmable Thermostats
Techshield Radiant Barrier Roof Decking
Blown-in Fiberglass Insulation on Exterior Walls & Ceilings
Batt Insulation in all Interior Walls
Low-E Double Pane Insulated Vinyl Windows

Printed 10/27/2020

Features subject to change without notice and may vary by floor plan





OFFERING DETAILS

We are pleased to present for lease a high-quality, newly constructed (2021) executive office space in the prime Cypress market. Located at 13145 Spring Cypress Road, this property offers a clean, modern suite of approximately 2,500 rentable square feet within Building 1, available immediately. This NNN lease is competitively priced at \$19.50 per square foot per annum, providing excellent value given the condition, finishes, and amenities offered.

The building is beautifully designed, with clean finishes throughout and multiple functional spaces including reception, conference, breakroom, storage, and multiple private offices. The layout caters to professional service firms, creative offices, or executive users seeking high quality and a polished professional environment.

Sitting on nearly 0.94 acres in a multi-building campus totaling roughly 11,100-11,300 square feet, the premises enjoy excellent visibility and convenient access. The property is located in a growing commercial node in Cypress, offering strong demographics, nearby amenities, and easy connections to major roads and thoroughfares.

Lease terms are flexible and negotiable to suit tenant's needs, under a NNN structure. This offering represents an outstanding opportunity for tenants seeking premium office space that combines modern appeal with strategic location.

For additional information or to schedule a private tour, please contact SMTH Group at info@smthgroup.com or call 254-366-4164.

OFFER SUBMISSION

Prospective tenants are invited to submit lease proposals for consideration. Submissions should include the desired lease term, proposed rental rate, commencement date, and any options for renewal. Tenants are encouraged to outline their intended use of the premises, anticipated improvements or build-out needs, and any specific contingencies or conditions of occupancy. Please also provide information on business financials or references to assist in evaluating creditworthiness. All offers should clearly state the name of the tenant entity, the principal contact, and preferred method of communication.

ASKING PRICE & TERMS

\$19.5/sq ft (+) NNN

SOURCES

--

OFFICES

AT THE ROCK

Austin Smith

Property Manager

Direct: 254.366.4164

Email: info@SMTHgroup.com

Website: www.SMTHgroup.com

