



FOR LEASE
OFFICE / FLEX / LAB

5373 SF FLEX/LAB SPACE
Sublease Opportunity



7014 Empire Central Dr. Houston, TX 77040

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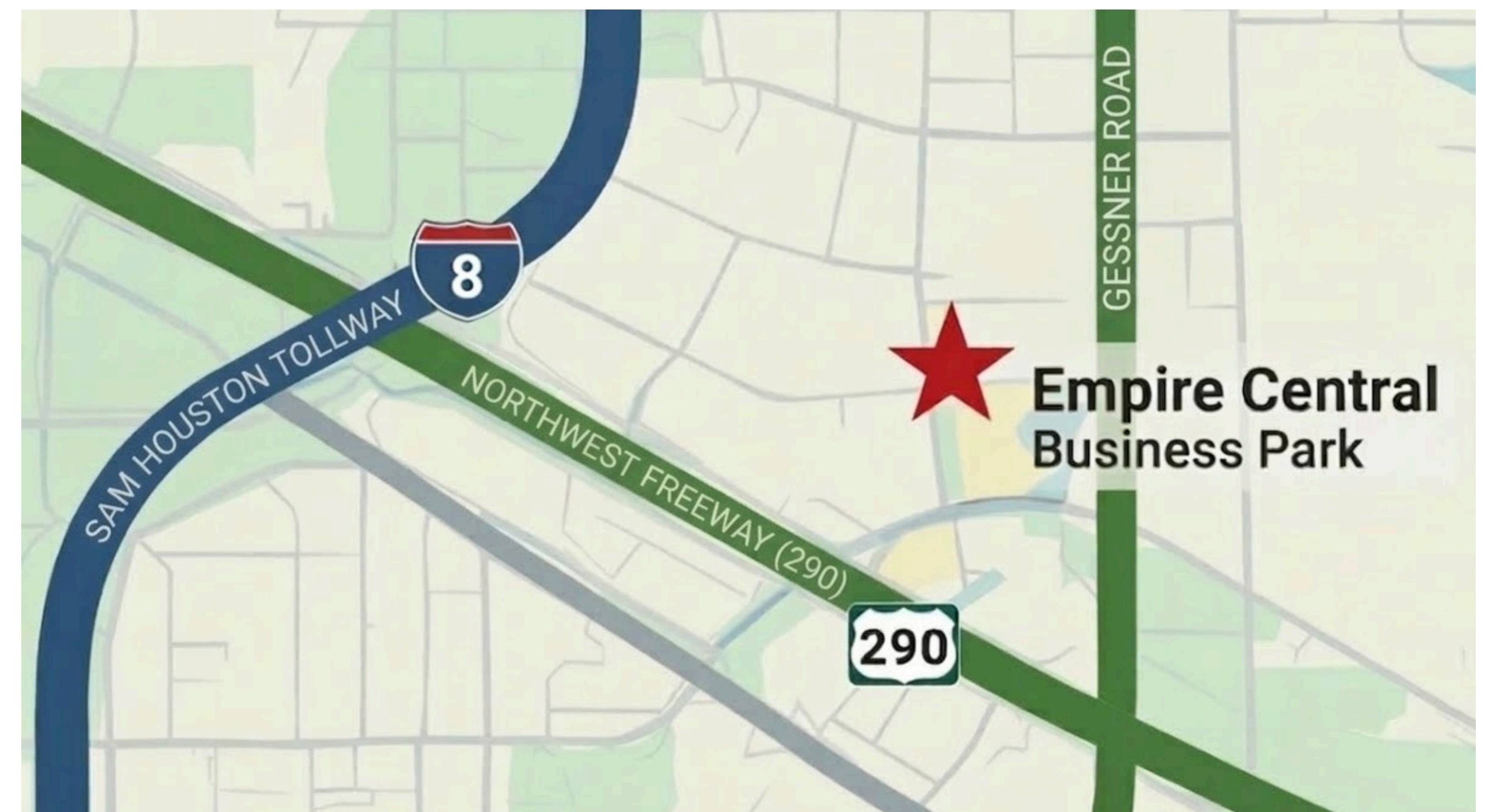
TopSky Realty

1525 US HWY 380, suite 500, #294 Frisco, TX 75033 | 469-850-9989

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- ±5,373 SF Office / Flex / Lab Space Available
- Suite Build-Out Completed in 2019
- 8 Private Offices + Large Open Office Area
- 5 Built-Out Rooms (Lab / R&D / Office)
- Conference Room + 2 Meeting Rooms
- Flex / Warehouse Area
- Backup Generator On Site
- Ample On-site surface parking
- Convenient access to US-290 and Beltway 8
- Lease Rate: \$10/SF + NNN (est. ~\$3.5/SF)
- Sublease Term Through Apr. 30, 2030





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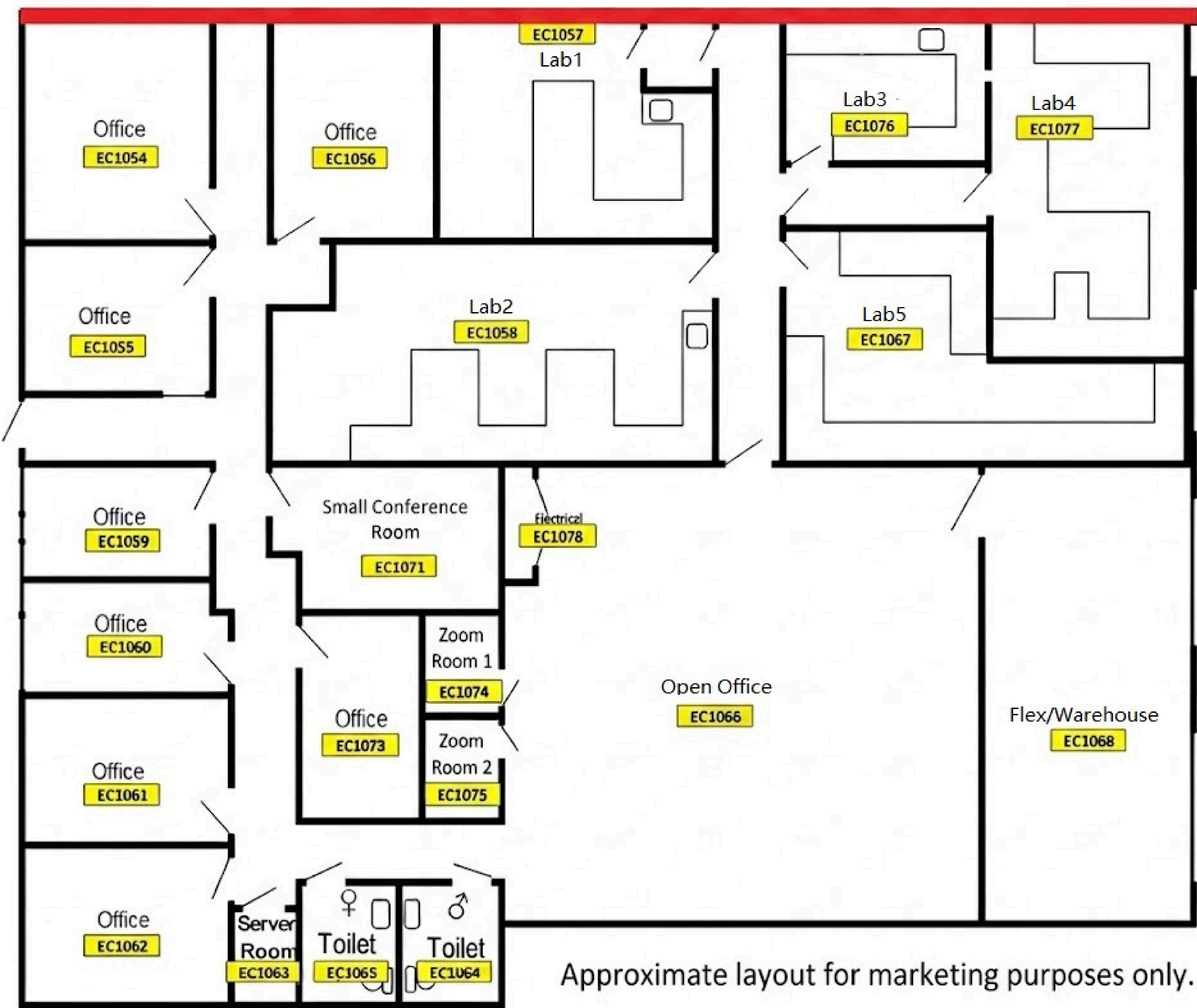


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Suite 7014 Built-Out Lab & Office Layout



Approximate layout for marketing purposes only.

Suite 7014

±5,373 SF
Functional Layout:
~50% Office
~35% Lab
~15% Flex / Storage

Key Features:

- Existing lab build-out
- Backup generator available
- Flexible use potential