

French Quarter Business Park

7113 FM 2920 SUITE 500, SPRING, TX 77379



For More Information

Joe Palumbo

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7113 FM 2920 RD #200 | Spring, TX 77379 | 281.609.7113 | 3RDGD.COM

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LOCATION DESCRIPTION

French Quarter Business Park has easy access to the Grand Parkway (TX 99), I-45, and just minutes from Tomball, The Woodlands, and other places experiencing rapid growth

SITE DESCRIPTION

The French Quarter Business Park was built in 2013. This building is one of five professional buildings located on the property that surrounds the French Quarter Salons & Spa. Some of our existing tenants are Methodist Primary Care Group, Edwards Jones, Medical Practice Solutions, and French Quarter Salons & Spa.

OFFERING SUMMARY

Lease Rate:	19.00 SF/yr (NNN)
Number of Units:	6
Available SF:	810
Lot Size:	4.8 Acres
Building Size:	6,000 SF

For More Information

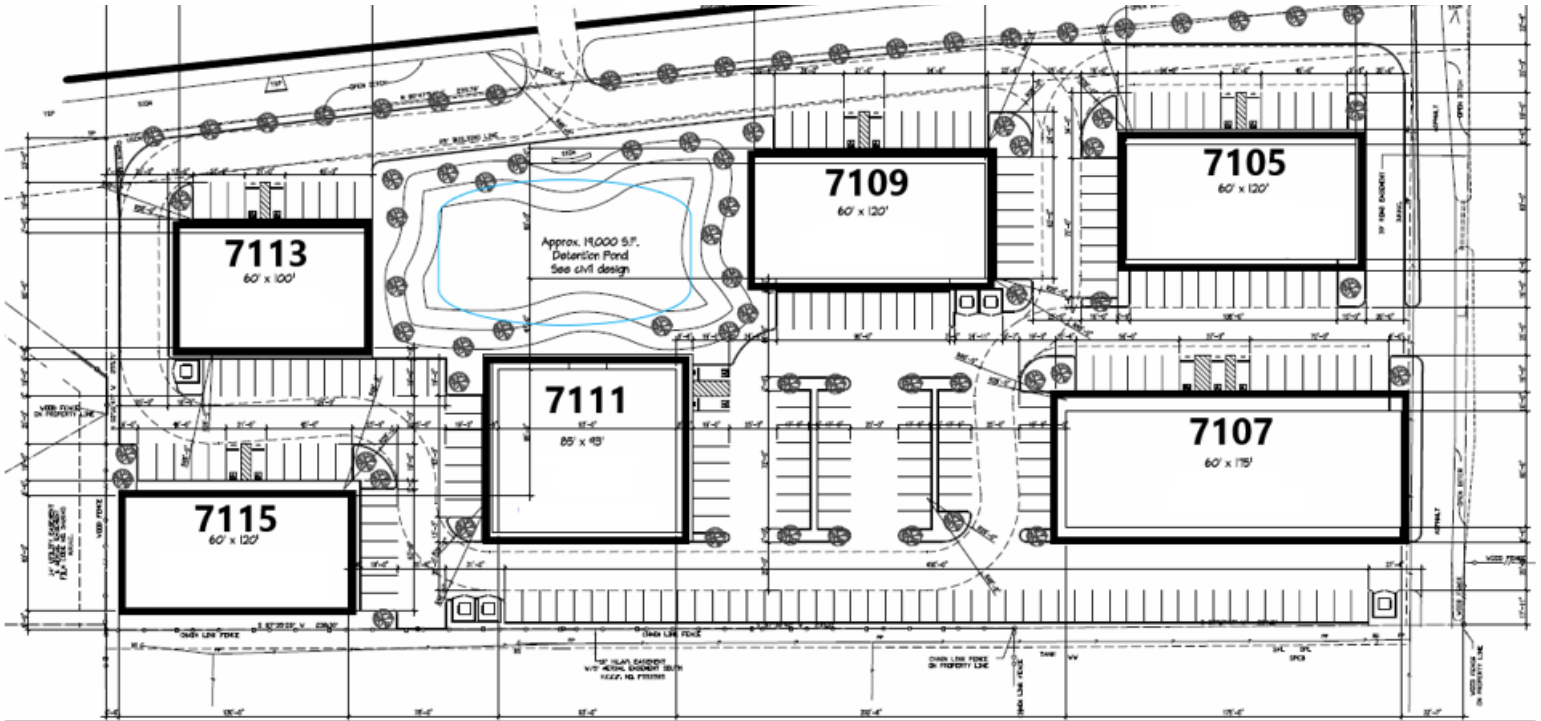
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	810 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 7113 Fm 2920 Suite 500, Spring TX	Available	810 SF	NNN	\$19.00 SF/yr	Suite 500 is 810 SF of office space in superb condition. The office currently has 2 separate offices with a larger reception and waiting area. Kitchenette and private bathroom. Lease spaces are individually monitored for electrical service which is paid by Tenant.

For More Information

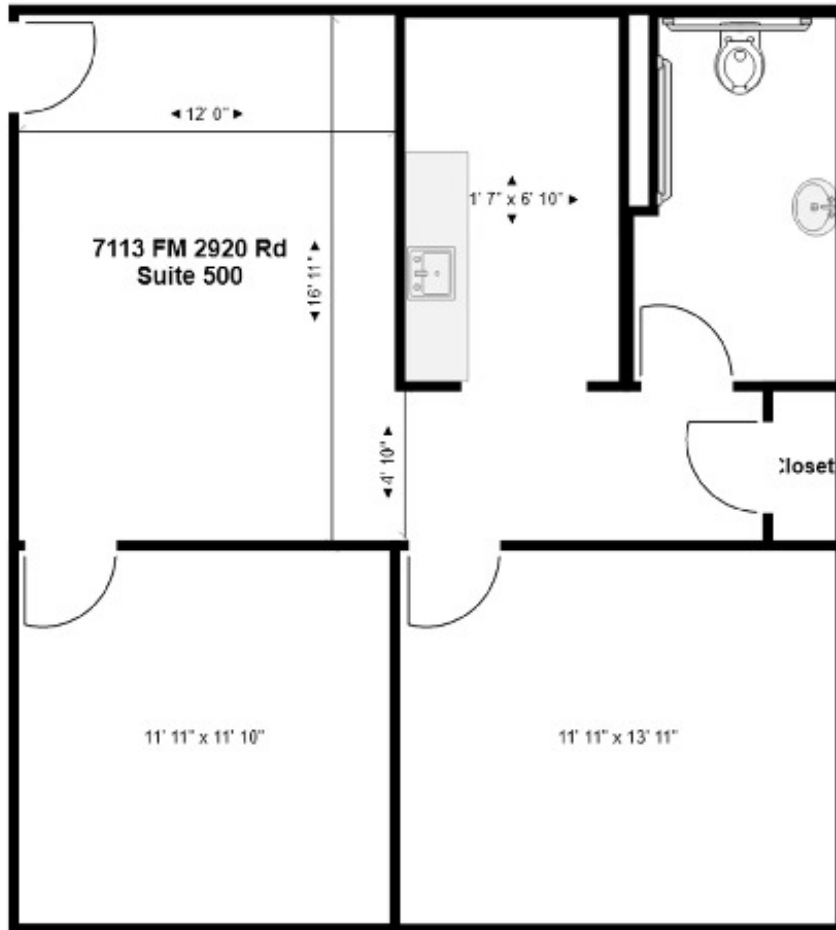
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French Quarter Business Park, 7113 FM 2920, Suite 500 (810 SF)



* All Measurements are Approximate

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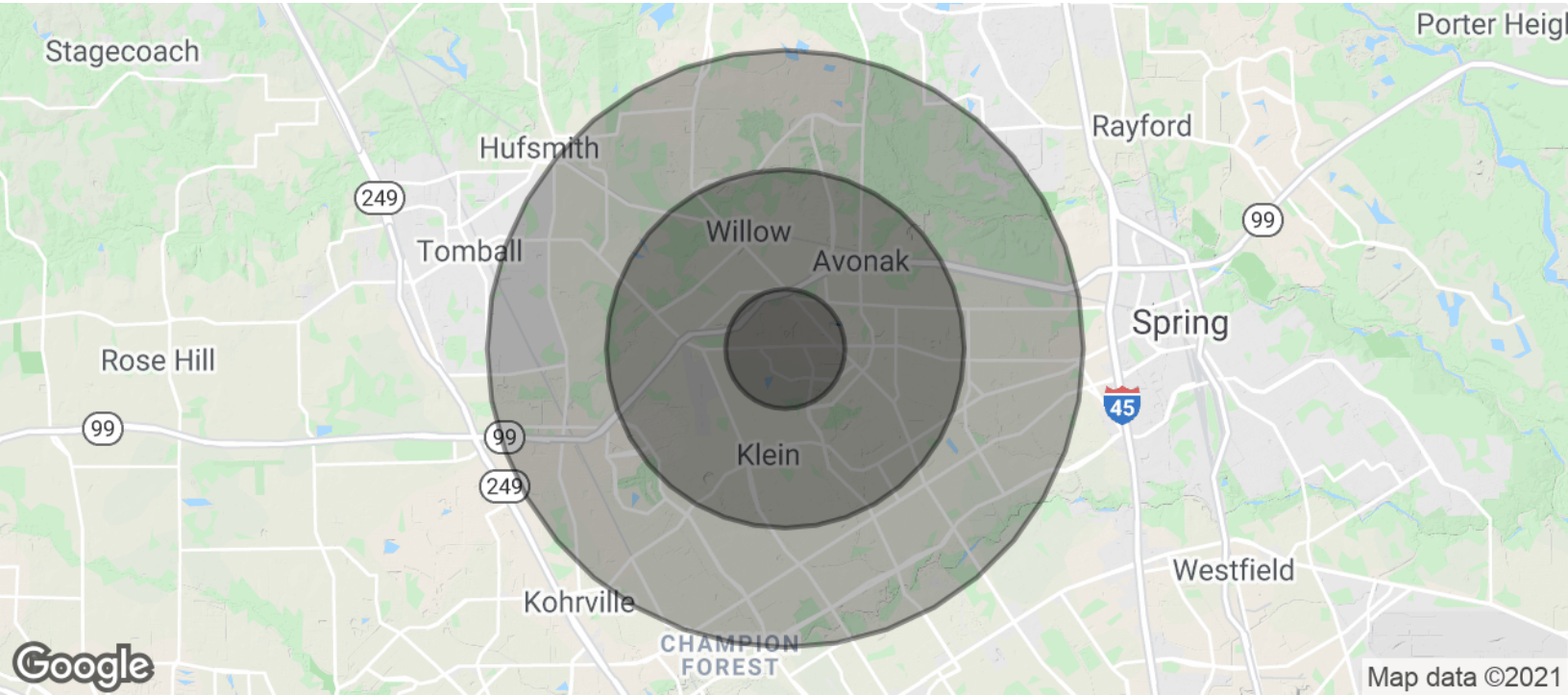
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,409	49,870	143,510
Average age	32.3	34.1	34.9
Average age (Male)	32.1	32.8	34.1
Average age (Female)	32.0	34.7	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,985	15,782	47,569
# of persons per HH	3.2	3.2	3.0
Average HH income	\$105,671	\$111,128	\$106,913
Average house value		\$214,826	\$216,132

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	French Quarter Business Park - 7113
Street Address	7113 FM 2920
City, State, Zip	Spring, TX 77379
County	Harris
Market	West
Sub-market	Spring
Cross-Streets	TC Jester Blvd
Signal Intersection	No
Road Type	Paved
Nearest Highway	Grand Parkway (99)
Nearest Airport	George Bush Intercontinental Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2013
Free Standing	No

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