



FinialGroup

# Four Seasons Business Park

Grade Level Metal Building

6838 Bourgeois Road, Houston, Texas 77066



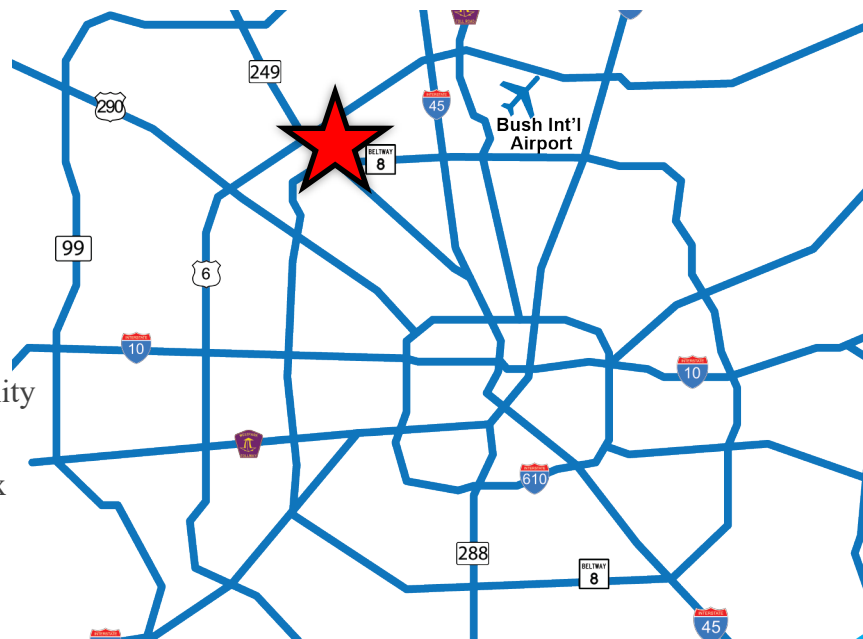
Click Here for Virtual Tour!

## NEW REDUCED RATE!

### Property Features:

- ±16,899 Total SF with ±3,054 SF of Office Space
- 10-Ton Crane
- 20' Clear Height
- 3 Phase 480v 400 AMPS
- 2 - 14' x 14' Overhead Doors
- ±2,200 SF Outside Storage Available within a Concrete Fenced Yard
- Located in Northwest Houston Within Close Proximity to State Highway 249, Beltway 8 and FM 1960
- Perfect Business Park Setting with Great Tenant Mix
- **Leasing Rate \$0.75 NNN (\$0.25 OpEx) - Concessions Negotiable**

### Location:



### Contact

**Dylan Schopper, CCIM, SIOR**  
713.422.2089  
dylan.schopper@finialgroup.com

**Jack Gaffney**  
713.814.4921  
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**John Buckley**  
713.422.2084  
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Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713) 422-2100 | www.finialgroup.com

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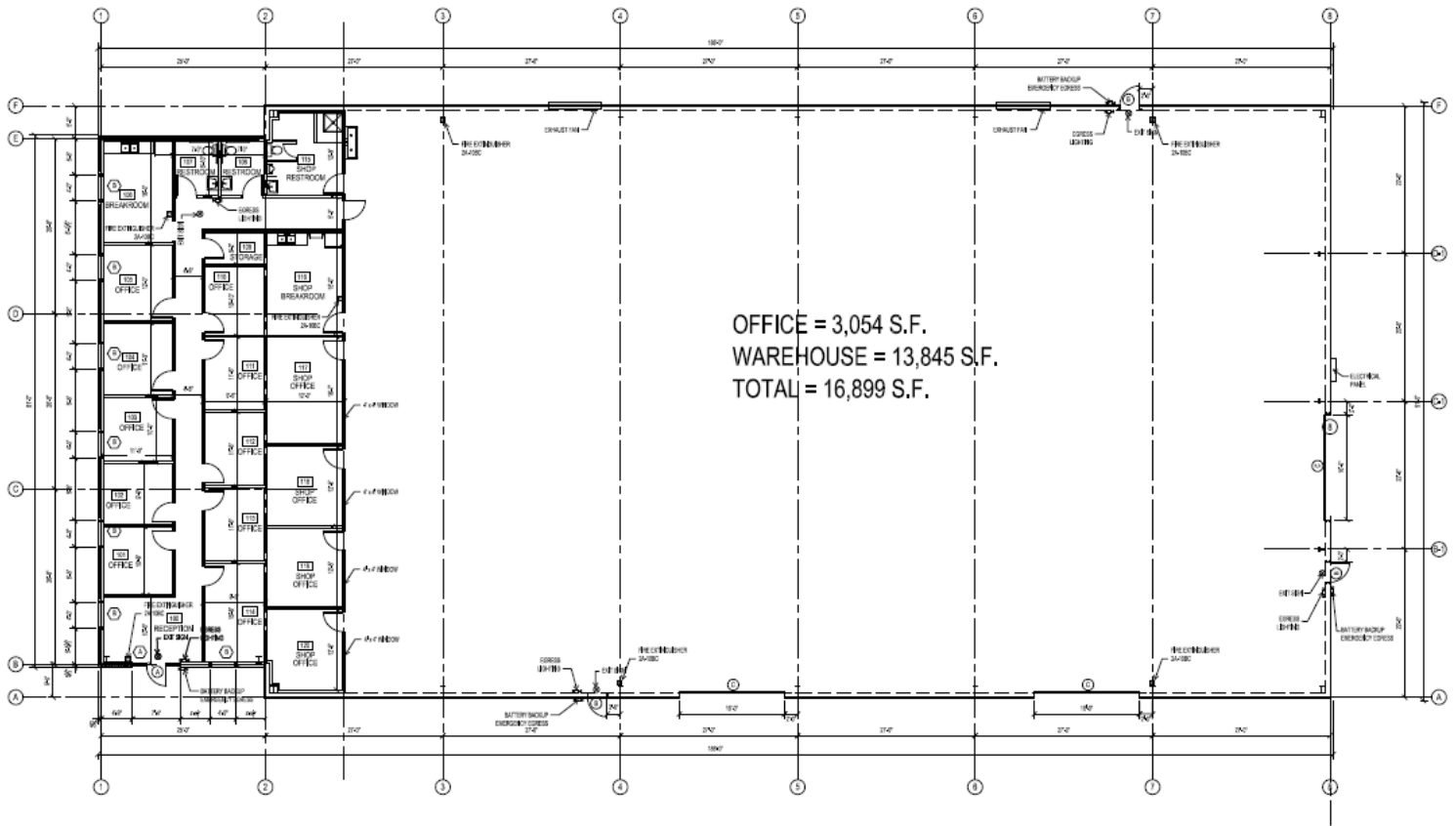
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1 N.T.S. FLOOR PLAN

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