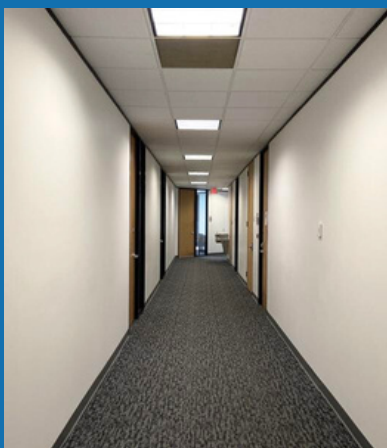
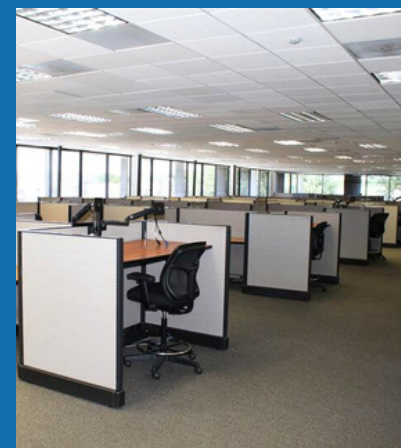


**±787 - ±14,357 SF
OFFICE/LAB
SPACE FOR
LEASE**



3030 S GESSNER ROAD, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±787 SF - ±14,357 SF Available
- ▶ Newly Delivered Spec Suite Available
- ▶ Pre-Planned Build Opportunities - Construction-Ready
- ▶ Recent Capital Improvements Include: Common Area Elevator Cab Updates, Remodeled Restrooms, and ADA Compliant Ramp
- ▶ Lab Space with Vent Hood Connections
- ▶ Covered Drop Off
- ▶ Parking Ratio: 5/1,000 RSF - Can Accommodate Dense Users
- ▶ Tenant Improvement Allowances Available
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

William Alcorn

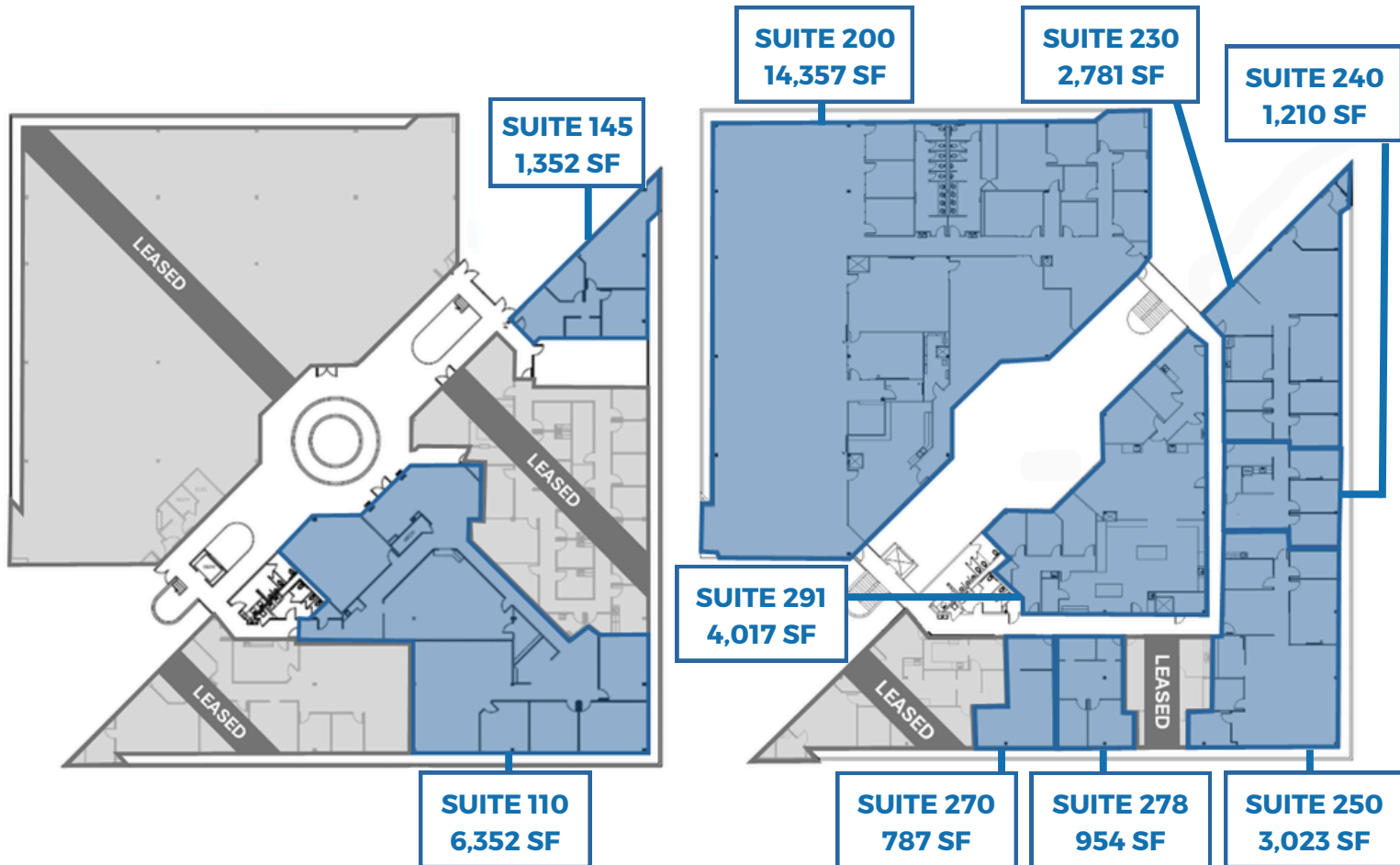
William.Alcorn@FinialGroup.com
(713) 814-3798

Christian Villarreal

Christian.Villarreal@FinialGroup.com
(713) 814-3873

Jason Gibbons

Jason.Gibbons@FinialGroup.com
(713) 422-2087



3030 S GESSNER ROAD, HOUSTON, TEXAS



Call Center
Suite 200



Office Spaces
Suite 110
Suite 145
Suite 270
Suite 278
Suite 240

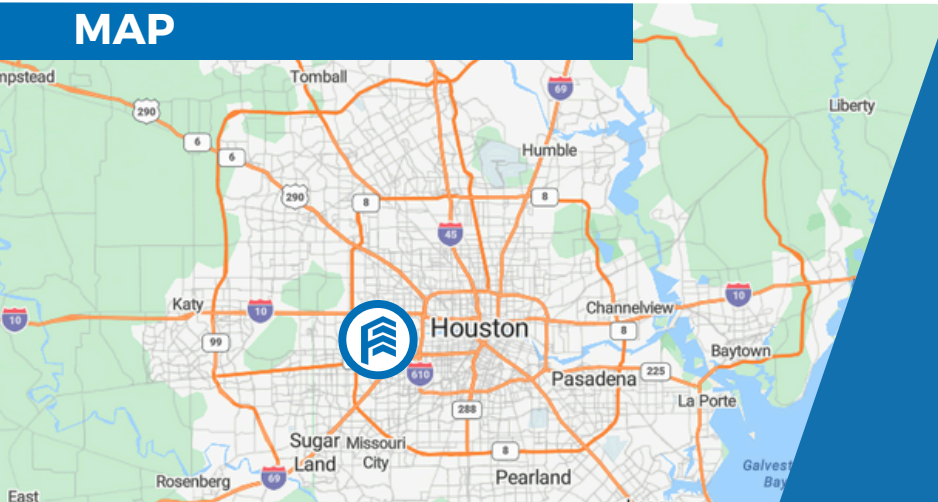


Lab Space
Suite 291



Construction-Ready Suites
Suite 230
Suite 250

MAP



CONTACT INFORMATION

William Alcorn

William.Alcorn@FinialGroup.com
(713) 814-3798

Christian Villarreal

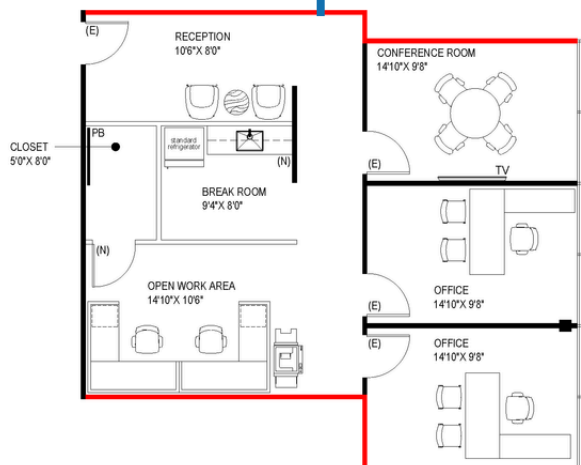
Christian.Villarreal@FinialGroup.com
(713) 814-3873

Jason Gibbons

Jason.Gibbons@FinialGroup.com
(713) 422-2087

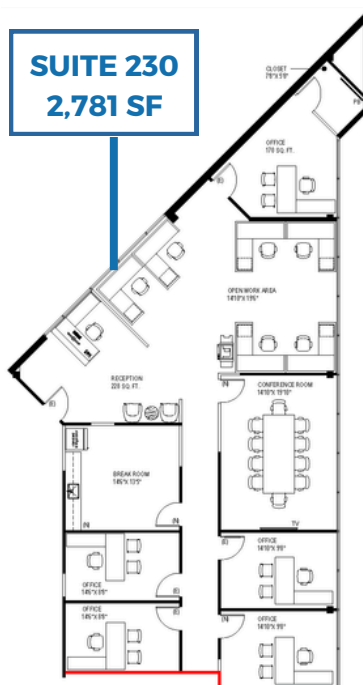
SPEC SUITE AND PRE-PLANNED, CONSTRUCTION-READY SPACES

SUITE 240
1,210 SF



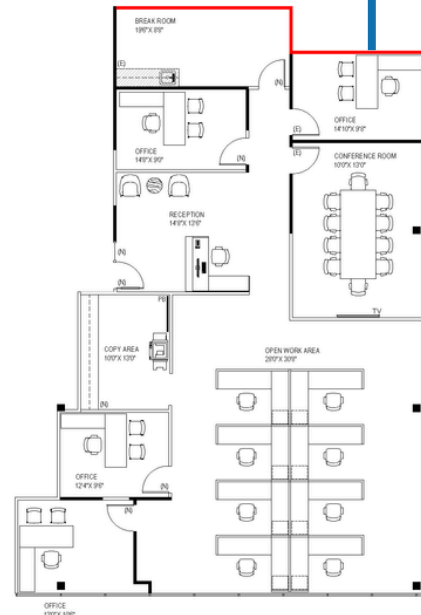
COMPLETED SPEC SUITE

SUITE 230
2,781 SF



CONSTRUCTION-READY SUITES

SUITE 250
3,023 SF



3030 S GESSNER ROAD, HOUSTON, TEXAS



Take advantage of thoughtfully designed floorplans and construction-ready drawings. These suites offer a streamlined path to occupancy, with the opportunity to customize finishes prior to build-out. Perfect for users seeking speed and efficiency without compromising on personalization—construction can begin immediately upon lease execution.

****Photos above reflect completed spec suite finishes.**

CONTACT INFORMATION

William Alcorn

William.Alcorn@FinialGroup.com
(713) 814-3798

Christian Villarreal

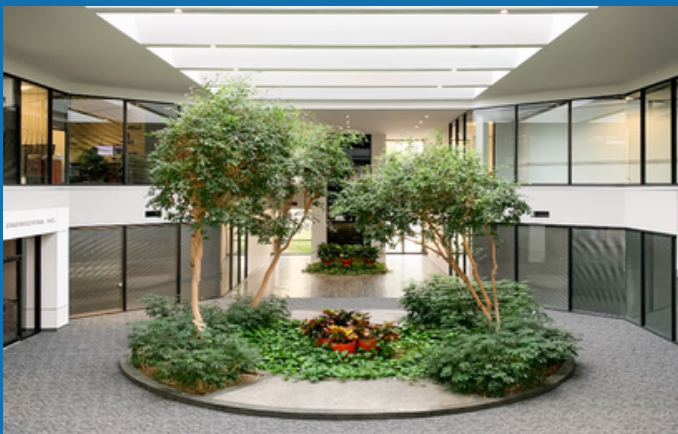
Christian.Villarreal@FinialGroup.com
(713) 814-3873

Jason Gibbons

Jason.Gibbons@FinialGroup.com
(713) 422-2087

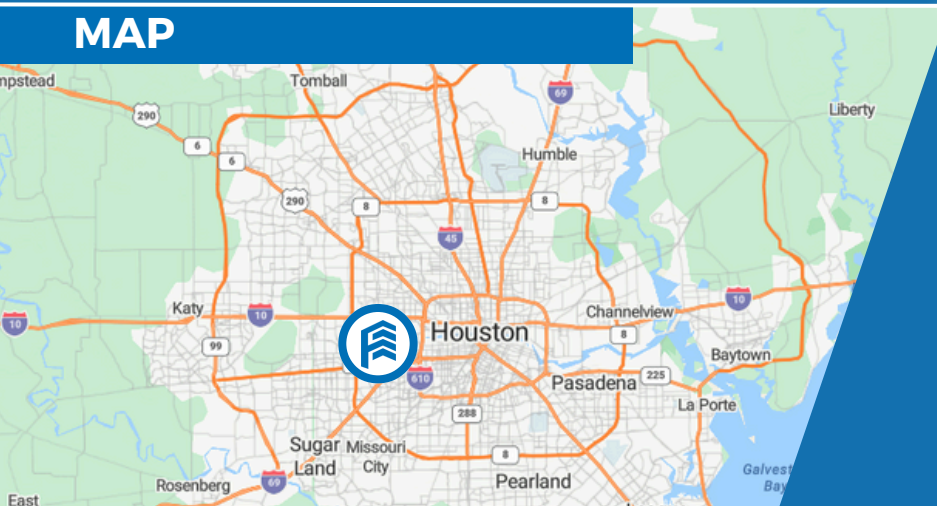


3030 S GESSNER ROAD, HOUSTON, TEXAS



The Westchase District provides easy access to four major highways, making it Houston's most accessible commercial district. At 3030 S Gessner, you can lease premium office or medical space, ensuring minimal commute times and maximum convenience.

MAP



CONTACT INFORMATION

William Alcorn

William.Alcorn@FinialGroup.com
(713) 814-3798

Christian Villarreal

Christian.Villarreal@FinialGroup.com
(713) 814-3873

Jason Gibbons

Jason.Gibbons@FinialGroup.com
(713) 422-2087

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phone

Phone

Phone

Phone

Date _____