

**±3,750 SF
MULTI-TENANT
FLEX SPACE -
FOR SUBLEASE**



13004 MURPHY ROAD, SUITE 200, STAFFORD, TEXAS



PROPERTY FEATURES

- ▶ ±3,750 SF Available
- ▶ 100% HVAC
- ▶ One (1) Private Office
- ▶ Two (2) Restrooms
- ▶ One (1) Breakroom
- ▶ Ample Parking
- ▶ Rear Access Through Double Doors
- ▶ End Cap Space with Frontage on Murphy Road
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

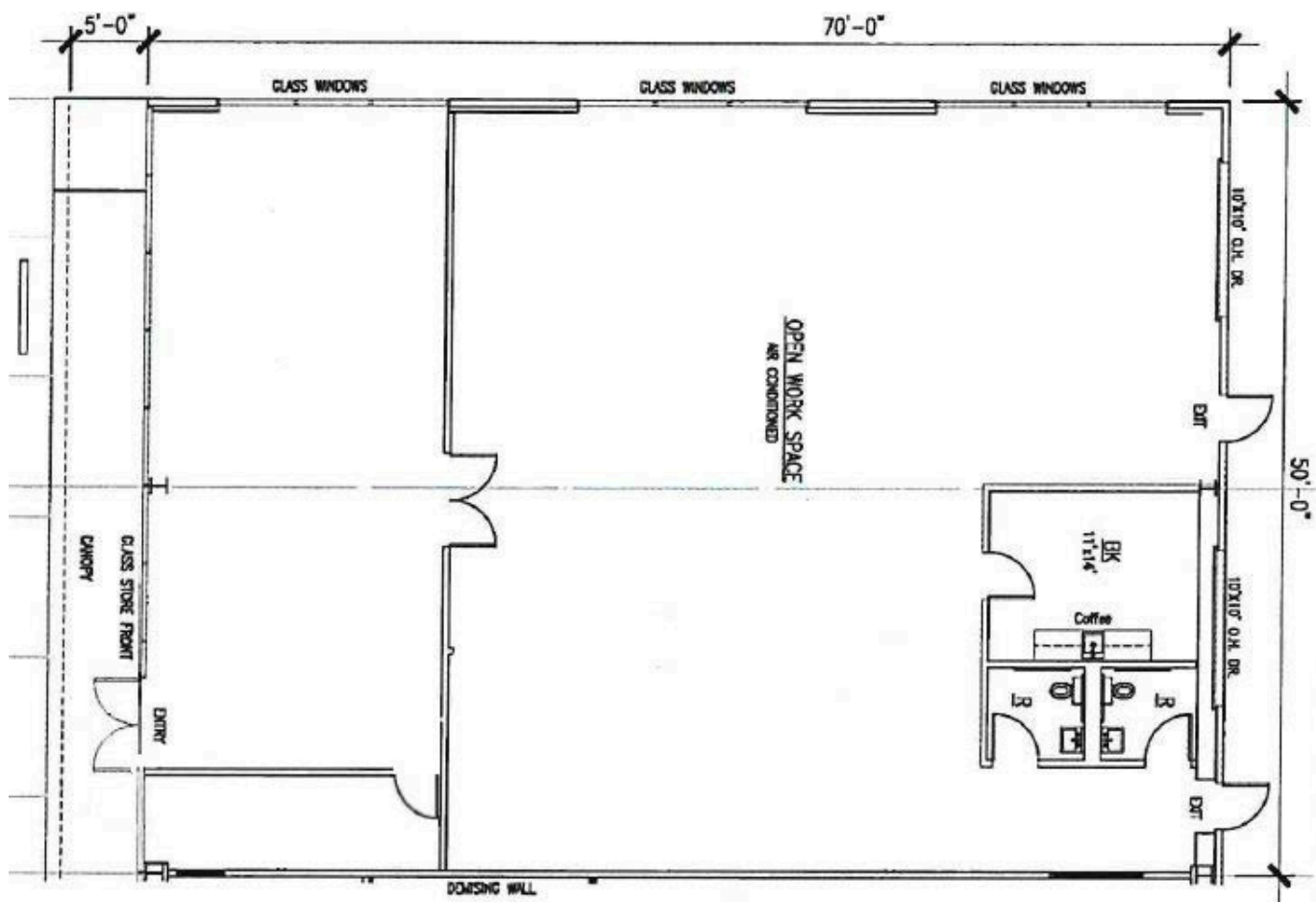
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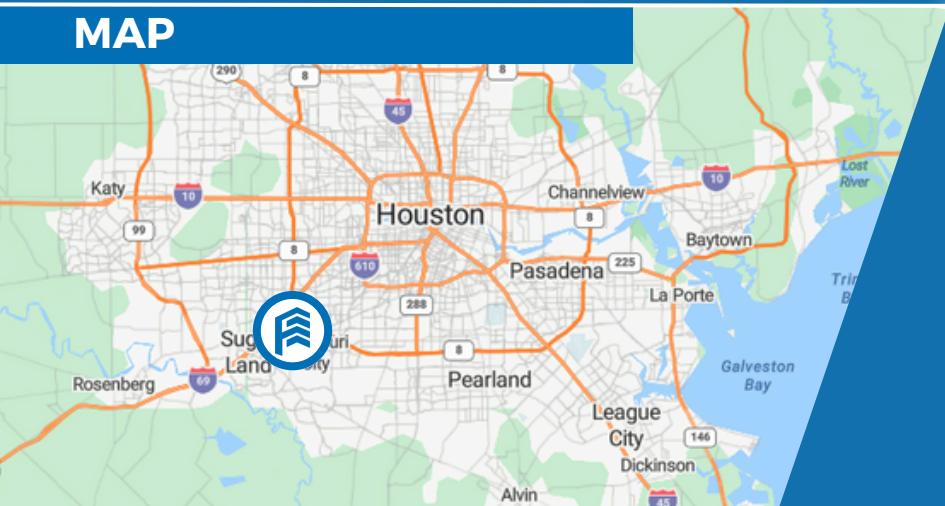
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Greenbriar Park features a single-story office flex building spanning 31,875 square feet in Southwest Houston. This property is located off Murphy Road with excellent access to Beltway 8 and Southwest Freeway. Suite 200 offers a 3,750 SF end cap space with frontage to Murphy Road, with ample parking and rear access loading. The suite is ideal for a variety of office, showroom, or light industrial uses.

MAP



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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.

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