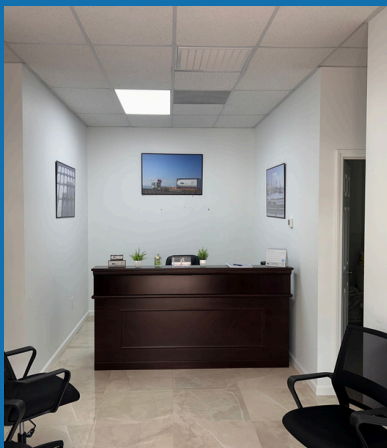


**±1,000 SQ.FT.
OFFICE SPACE -
FOR LEASE**



12234 SHADOW CREEK PKWY, BLDG. 5, SUITE 110, PEARLAND, TX



PROPERTY FEATURES

- ±1,000 SF Office Space Available
- Two (2) Private Offices and One (1) Open Workspace
- Dedicated Conference Room and Break Room
- One (1) Private Restroom
- Excellent Access to Hwy 288 and FM 521
- Ample Surface Parking Available
- On-site (POA)
- Available February 1, 2026
- **PLEASE CONTACT BROKER FOR PRICING**

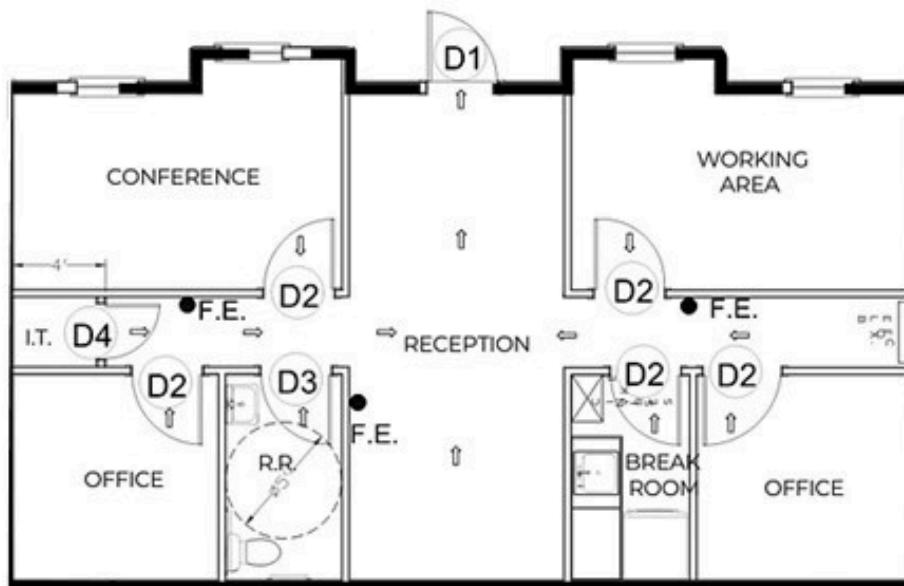
CONTACT INFORMATION

Jason Gibbons

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

Hudson Shaw

Hudson.Shaw@FinialGroup.com
(713) 422-2294

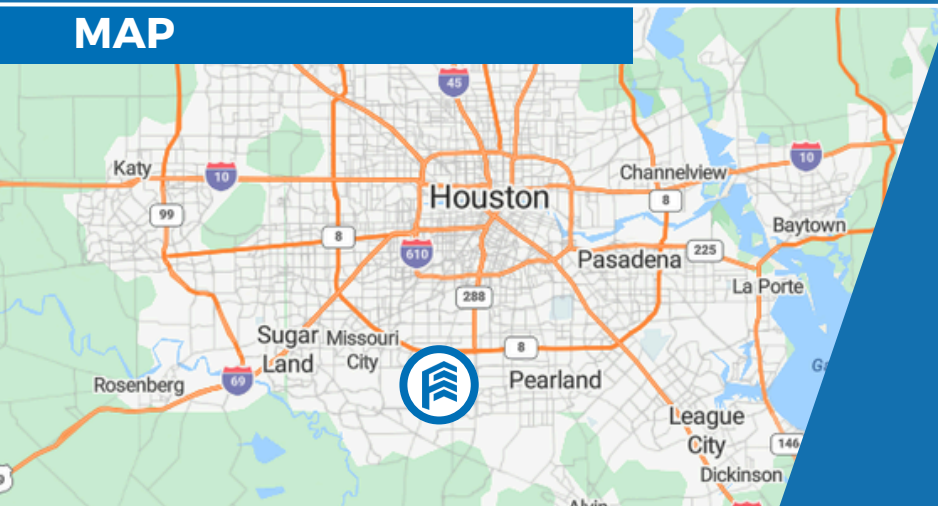


FLOOR PLAN AREA
ARCH. D: 1/4"=1'-0" 1,000 SQ. FT.

12234 SHADOW CREEK PKWY, BLDG. 5, SUITE 110, PEARLAND, TX

Located in the Shadow Creek Ranch Master-Planned Community in Pearland, TX, the Office Condos at Reflection Bay offer high-quality, professional office space in a premier business corridor. Conveniently positioned at Shadow Creek Parkway and Reflection Bay Drive, the property provides easy access to SH 288 and FM 521. Built in 2009, this well-maintained business park features flexible office layouts, private offices, and an on-site POA within a professional campus environment surrounded by established residential communities and strong demographics. This location provides the perfect balance of visibility, accessibility, and professionalism for any business seeking to expand their presence in Pearland's Shadow Creek Ranch area.

MAP



CONTACT INFORMATION

Jason Gibbons

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

Hudson Shaw

Hudson.Shaw@FinialGroup.com
 (713) 422-2294

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.

www.FinialGroup.com