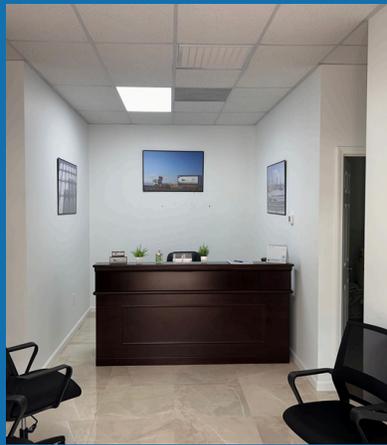


**±1,000 SQ.FT.  
OFFICE SPACE -  
FOR LEASE**



**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

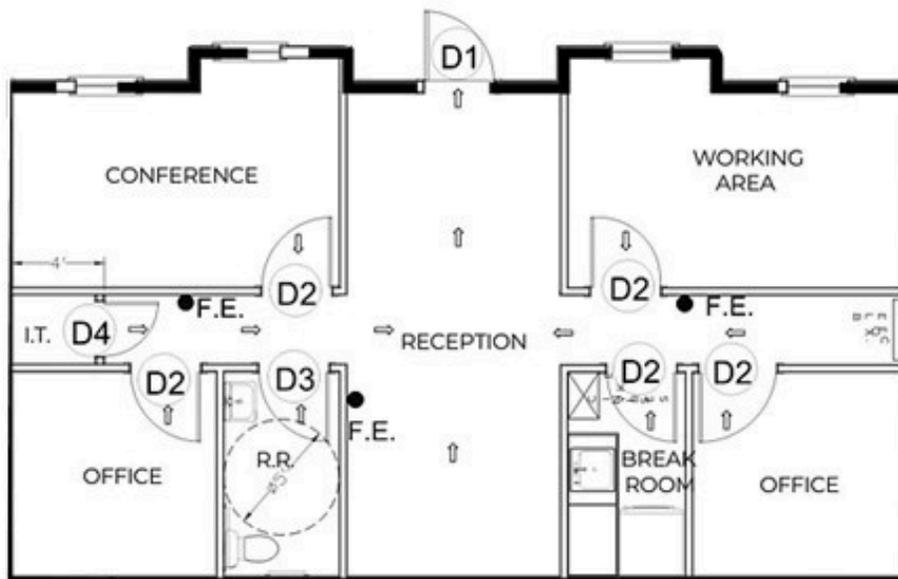
Jason.Gibbons@FinialGroup.com  
(713) 422-2087

### Will Leman

Will.Leman@FinialGroup.com  
(713) 422-2084

### Hudson Shaw

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

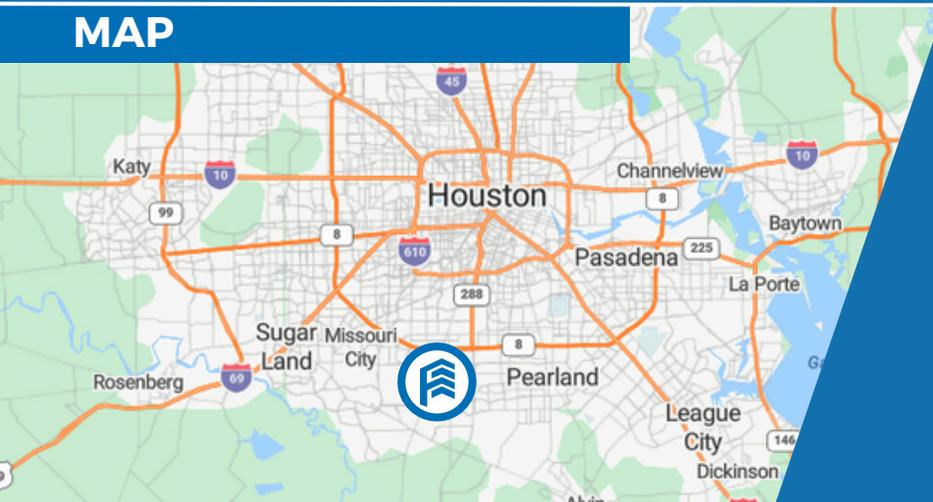


**FLOOR PLAN** AREA 1,000 SQ. FT.  
 ARCH. D: 1/4"=1'-0"

## 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

#### Will Leman

Will.Leman@FinialGroup.com  
 (713) 422-2084

#### Hudson Shaw

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

