



ORANGE COMMERCIAL
Strategic Real Estate Services

OFFICE SPACE FOR LEASE



7040 MAPLERIDGE, HOUSE, TX 77081

ABOUT THE PROPERTY:

This 3,800 SF office building is centrally located in the City of Houston, just south of the Bellaire Triangle. This is a 2 story office building with 3 restrooms and a kitchen on the second floor. Plenty of rooms and conference space for a small company. Space is built out with 6 cubical areas and plenty of storage areas. The building is also equipped with a front and back staircase for easy access to the second floor.

CONTACT INFORMATION:

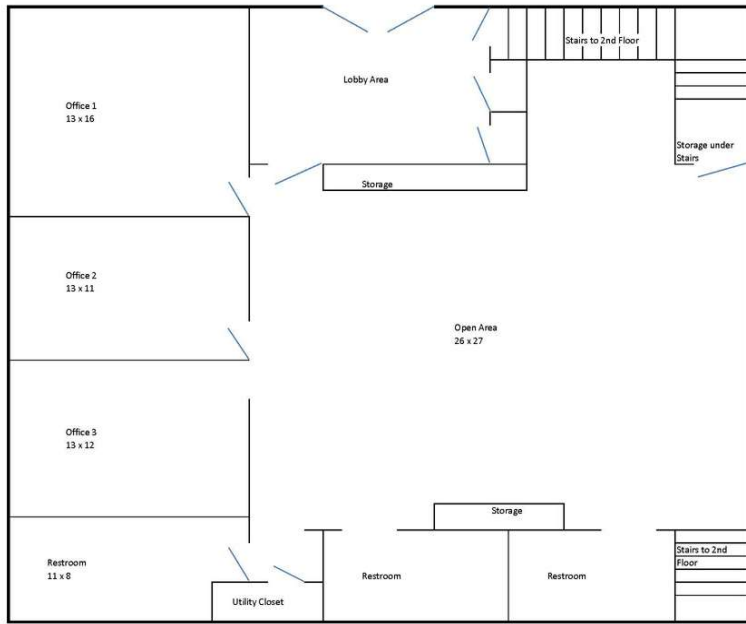
Bill Wong

713-961-9097 ext. 101

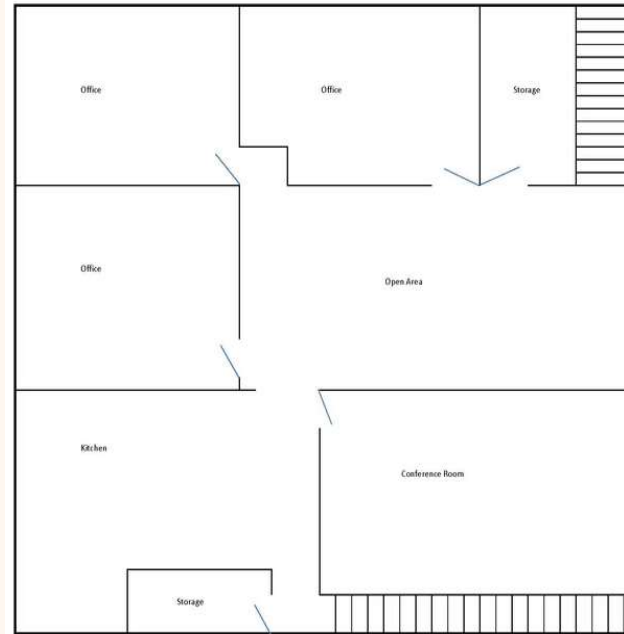
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7040 Mapleridge,
Houston, TX 77081



1st Floor



2nd Floor



12 18

Availability:

- 2,000 SF NRA on the 1st floor
- 1,800 SF NRA on the 2nd floor

Economics:
Rent rate: \$18 modified gross



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AREA DETAILS

7040 Mapleridge,
Houston, TX 77081



Area Retailers:

HEB, Walgreens, USPS, CVS,
Capital One Bank, Bellaire City
Library

Demographics:

	1 Mile	5 Miles
Population:	26,789	554,581
Households:	9,102	229,790
Median Income:	\$49,044	\$53,716

Features:

- Rent rate includes taxes and insurance