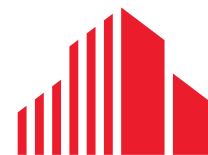




FOR SUBLEASE - 17,152 RSF

**10777 CLAY ROAD
HOUSTON, TX 77043**



**CUSHMAN &
WAKEFIELD**

10777 CLAY ROAD HOUSTON, TX 77043

Property Features

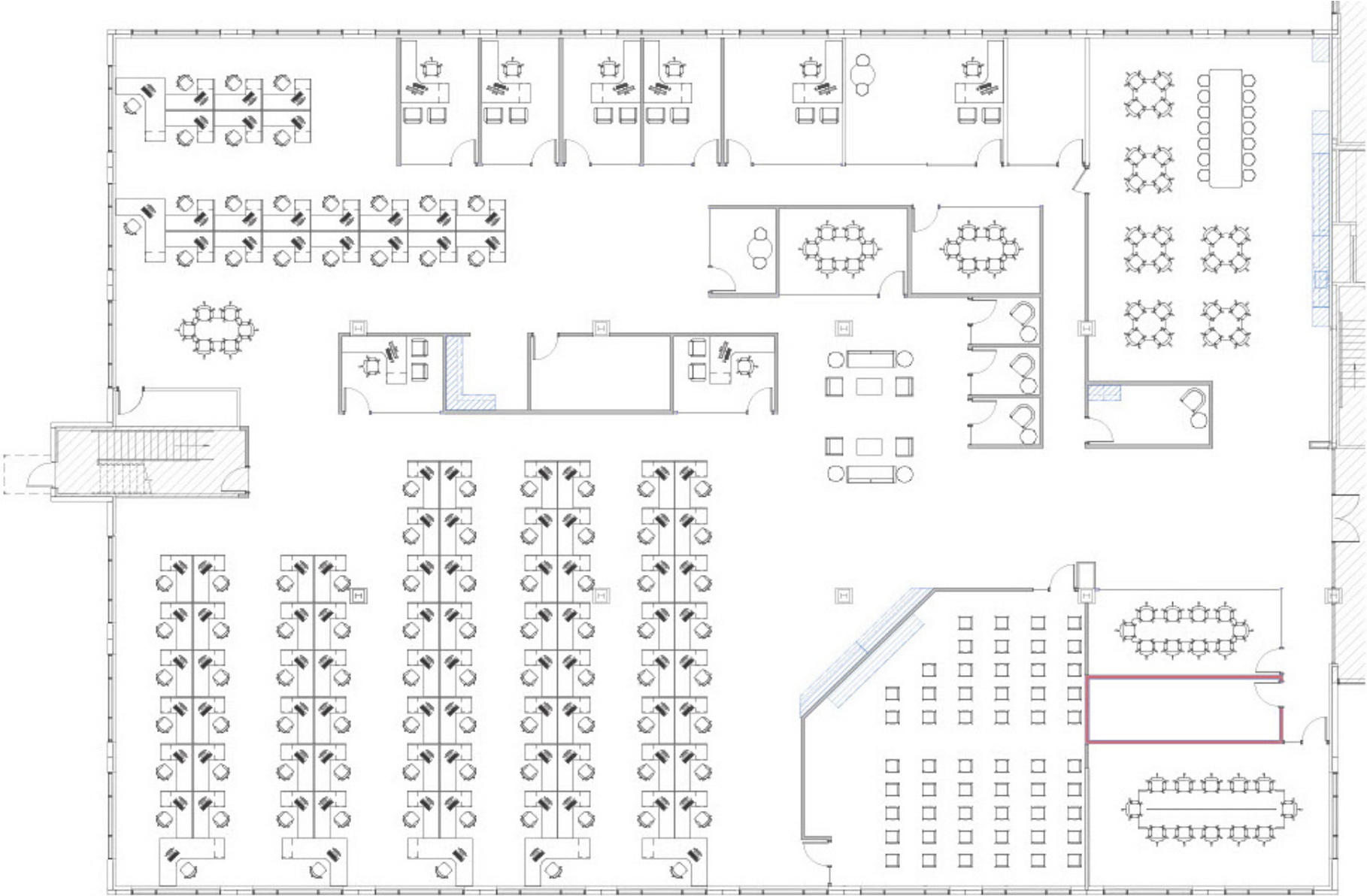
Conveniently located off Beltway 8, this office space provides direct access to major Houston thoroughfares and a variety of nearby restaurants, retail, and hotels. New Class A renovations throughout building lobbies, restrooms, and tenant lounge

Space Details

Size:	17,152 RSF on the 1st Floor
Availability:	30 Days
Term:	Through January 31, 2035
Rate:	Negotiable
Operating Expenses (2026):	\$10.54
Tenant Improvements:	As-Is
FF&E:	Negotiable
Parking:	• 69 Unreserved • 17 Reserved Covered Parking Spaces at No Charge
Signage:	Building monument signage
Security:	Premises security system in place



10777 CLAY ROAD
HOUSTON, TX 77043

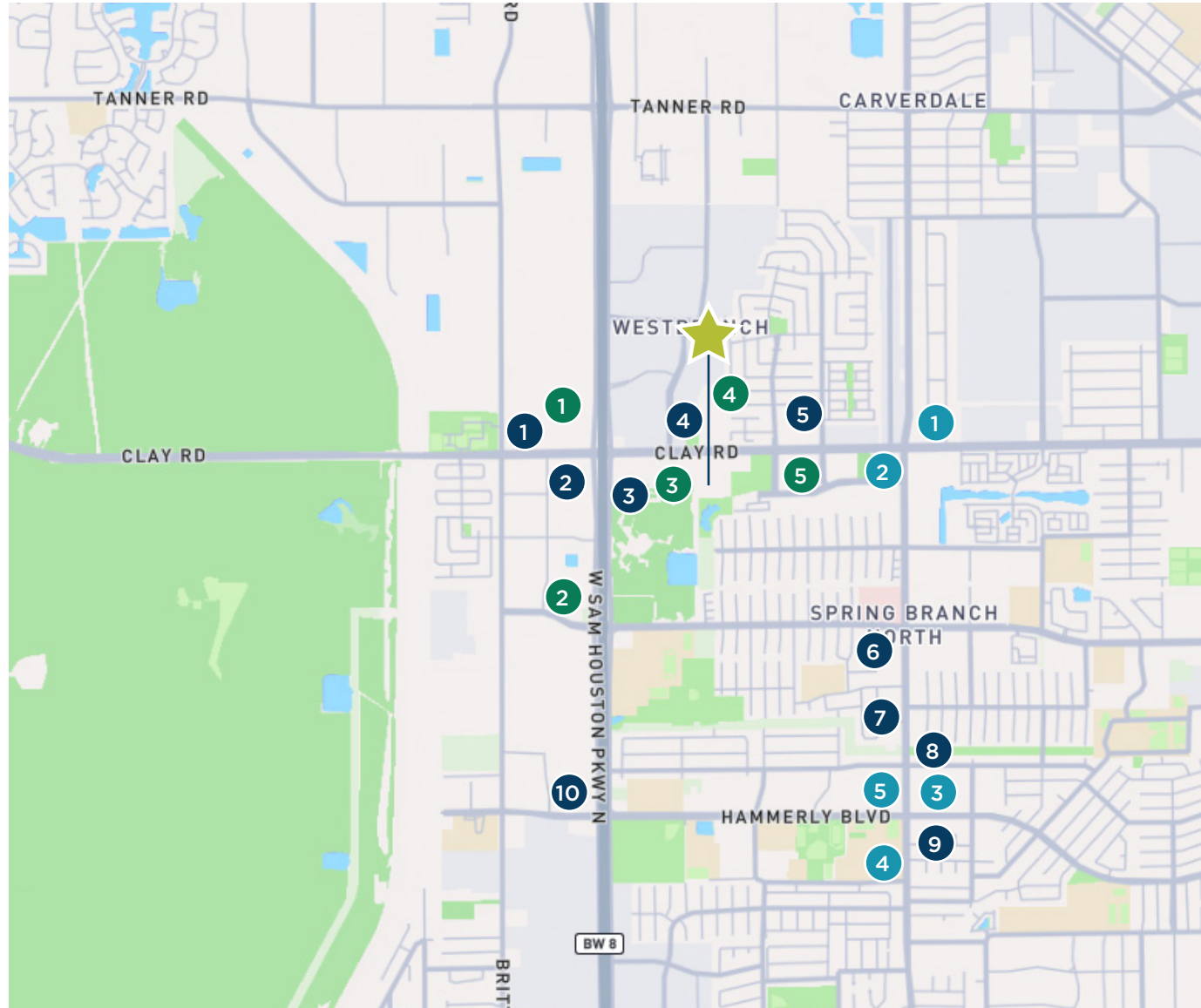




10777 CLAY ROAD HOUSTON, TX 77043

RESTAURANTS

- 1 Church's Chicken
 - Taco Cabana
- 2
 - Sonic Drive - In
 - McDonald's
- 3
 - JCL Grill
- 4
 - Backyard Cafe & Grill
- 5
 - Neighbor's Kitchen
 - Murphy's Deli
- 6
 - Thanh Restaurant
 - Starbucks
 - Teriyaki Chicken
 - KFC
 - Thai Jim
 - Pho Saigon
 - Juarez Restaurant
 - Chavez Mexican Cafe
- 7
 - Chicken Buffet
 - Whataburger
 - Taqueria Cancun
- 8
 - Grandma Noodle
 - McDonald's
 - Pho Huy Restaurant
 - Restaurante Las Llardas
 - New Wok Chinese Cafe
 - Las Hamascas
 - La Pupusa Loca
 - El Gallo Mexican Restaurant
- 9
 - Long John Silver's
 - Subway
 - Dominoes
- 10
 - Burger King
 - Jack In the Box



HOTELS

- 1 Comfort Suites
- 2 Staybridge Suites
- 3 Sheraton Houston West
 - La Quinta Inn
 - Holiday Inn
- 4
- 5 Residence Inn by Marriott

RETAIL

- 1 Walgreens
- 2
 - HEB
 - Chase Bank
 - Sally Beauty
 - T-Mobile
- 3
 - Kroger
 - Planet Fitness
 - Dollar Tree
 - Verizon Wireless
- 4
 - Metro by T-Mobile
 - Frost Bank
- 5 Bank of America



FOR MORE INFORMATION, CONTACT:



KEVIN SNODGRASS

Vice Chair

Direct: +1 713 877 8539

Mobile: +1 713 254 1315

Kevin.Snodgrass@cushwake.com



MEGAN MADORSKY

Director

Direct: +1 713 877 8230

Mobile: +1 713 876 6605

Megan.Madorsky@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

