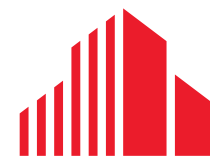




FOR SUBLEASE - 17,152 RSF

**10777 CLAY ROAD
HOUSTON, TX 77043**



**CUSHMAN &
WAKEFIELD**

10777 CLAY ROAD HOUSTON, TX 77043

Property Features

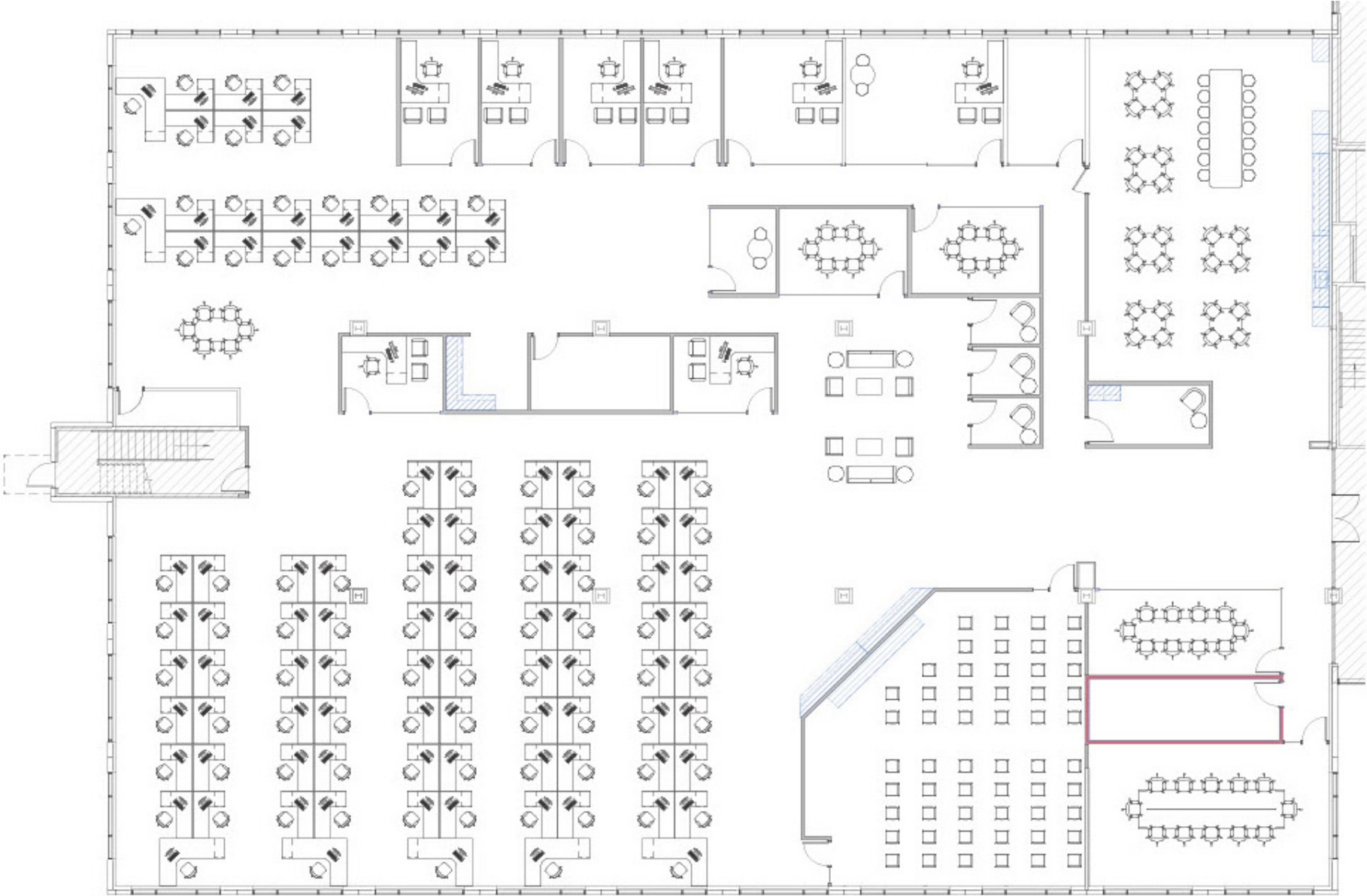
Conveniently located off Beltway 8, this office space provides direct access to major Houston thoroughfares and a variety of nearby restaurants, retail, and hotels. New Class A renovations throughout building lobbies, restrooms, and tenant lounge

Space Details

Size:	17,152 RSF on the 1st Floor
Availability:	30 Days
Term:	Through January 31, 2035
Rate:	Negotiable
Operating Expenses:	\$9.98
Tenant Improvements:	As-Is
FF&E:	Negotiable
Parking:	•5/1000 parking ratio •86 parking spaces at no charge •All parking is covered on the 1st floor of parking garage •Tenant parking secured with badge access
Signage:	Building monument signage
Security:	Premises security system in place
Generator:	Premises generator maybe available •60 KVA •100 KW Transformer



10777 CLAY ROAD
HOUSTON, TX 77043

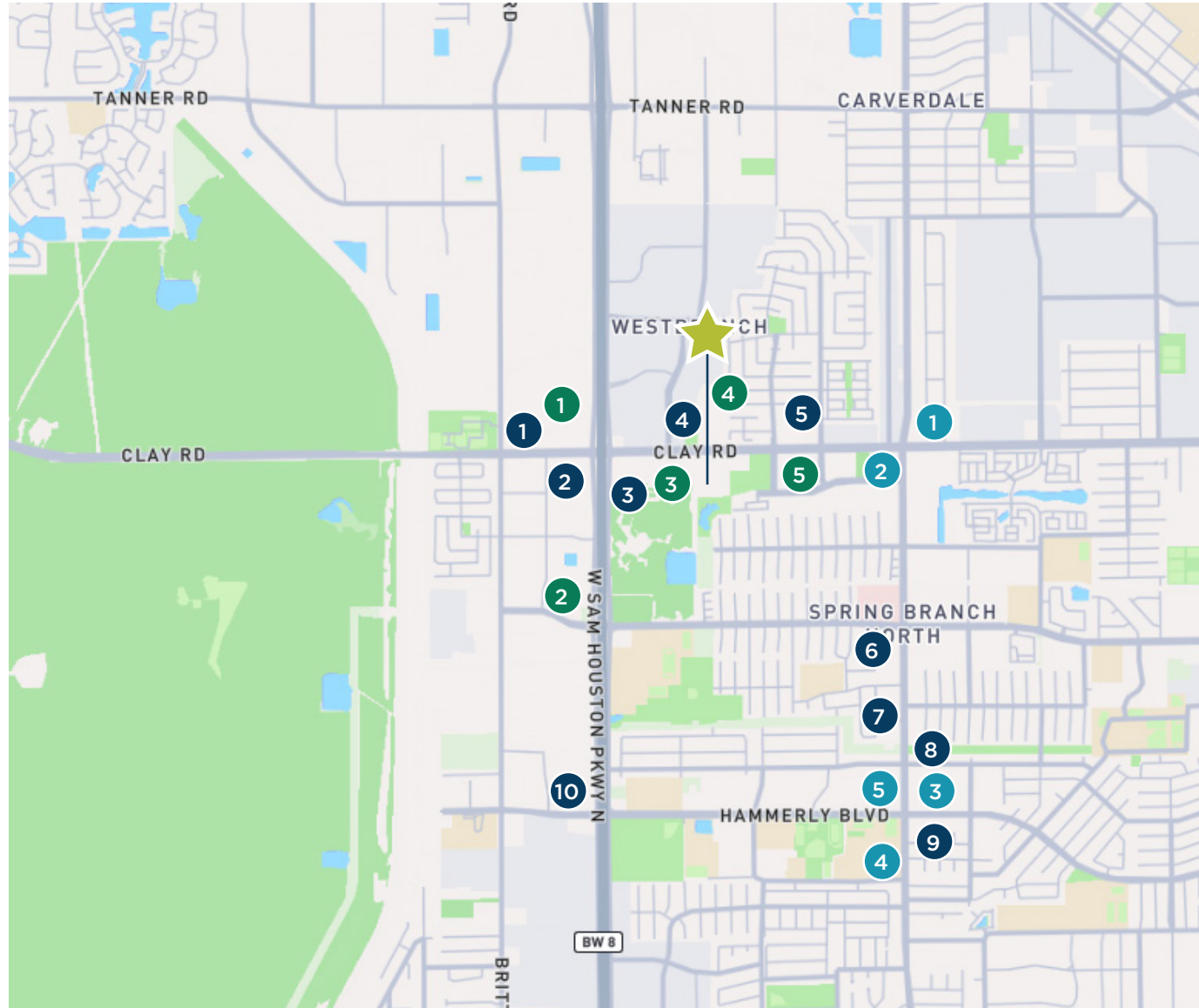




10777 CLAY ROAD HOUSTON, TX 77043

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
- 4
 - La Quinta Inn
 - Holiday Inn
- 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

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