

French Quarter Business Park

7109 FM 2920 SUITE 500, SPRING, TX 77379



For More Information

Joe Palumbo

281.609.7114

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21631 Rhodes Road Ste 100 | Spring, TX 77388 | 281.609.7113 | 3RDGD.COM

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LOCATION DESCRIPTION

French Quarter Business Park has easy access to the Grand Parkway (TX 99), I-45, and just minutes from Tomball, The Woodlands, and other places experiencing rapid growth.

SITE DESCRIPTION

The French Quarter Business Park was built in 2013. This building is one of five professional buildings located on the property that surrounds the French Quarter Salons & Spa. Some of our existing tenants are Methodist Primary Care Group, Edwards Jones, Medical Practice Solutions, and French Quarter Salons & Spa.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,146 SF
Lot Size:	4.8 Acres
Building Size:	7,200 SF

For More Information

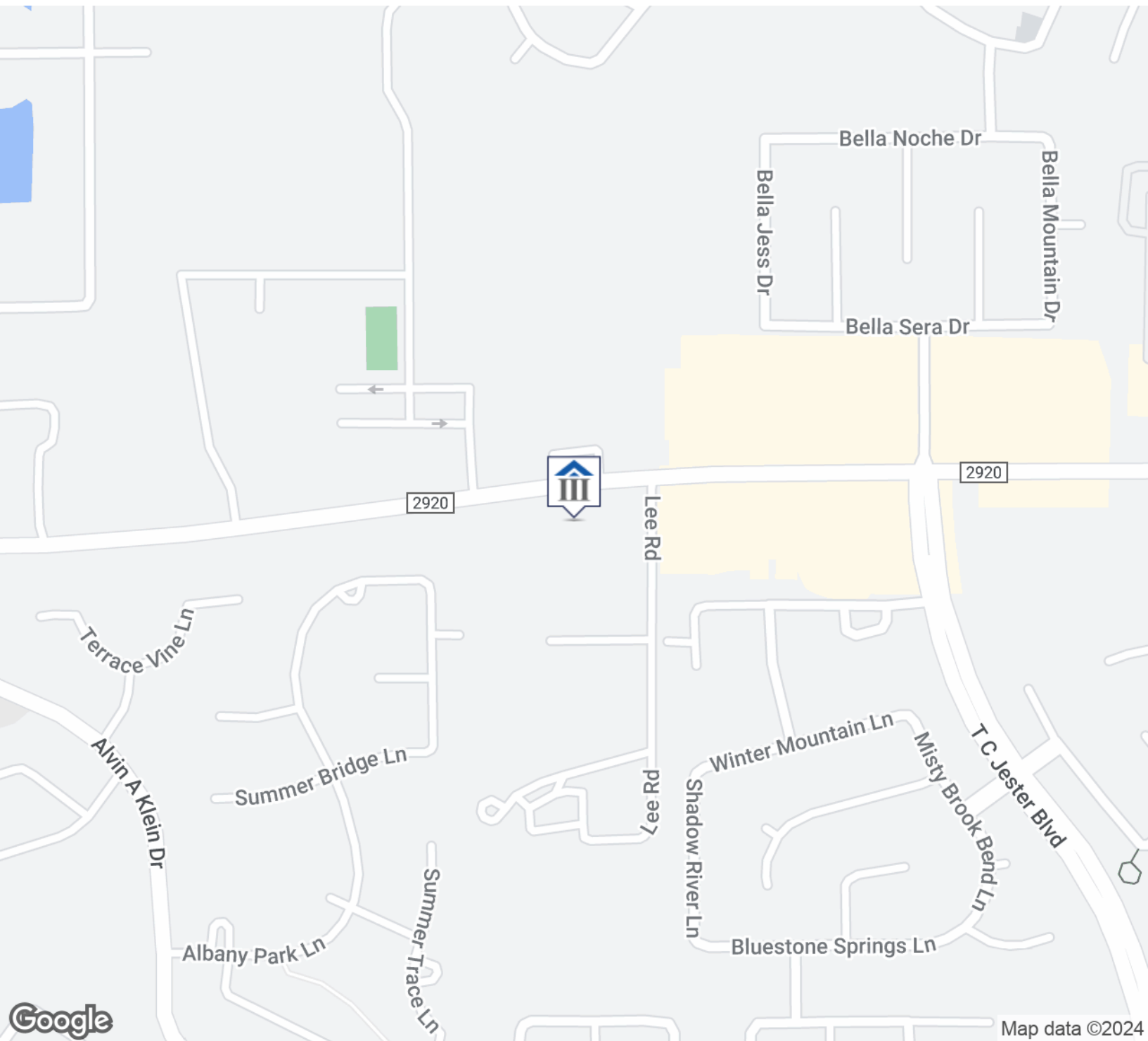
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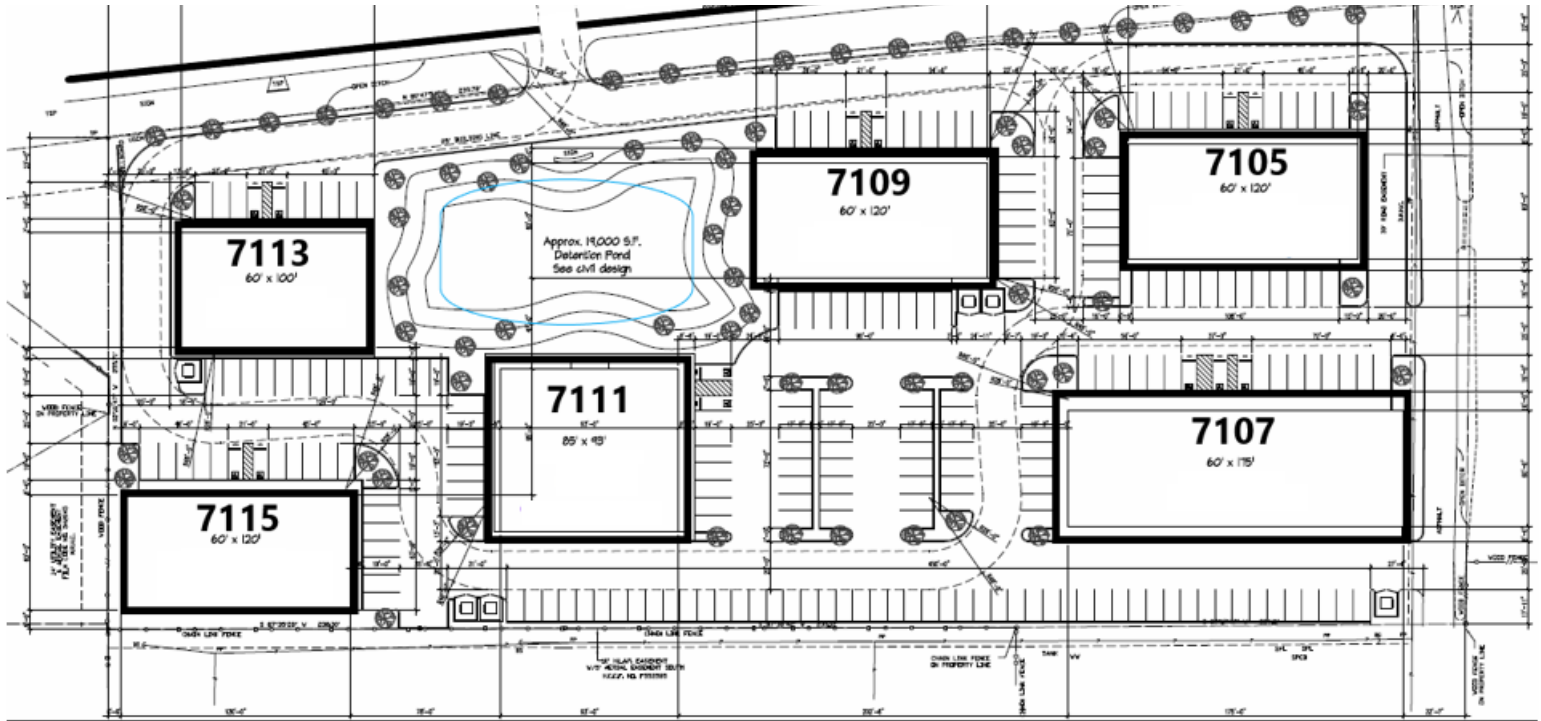
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,146 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 7109 Fm 2920 Suite 500	Available	1,146 SF	NNN	\$20.00 SF/yr	Suite 500 is 1,146 SF of office space in superb condition. Office space is currently divided into 4 separate offices with a large reception and waiting area. Kitchenette and private bathroom. Lease spaces are individually metered for electrical service which is paid by Tenant.

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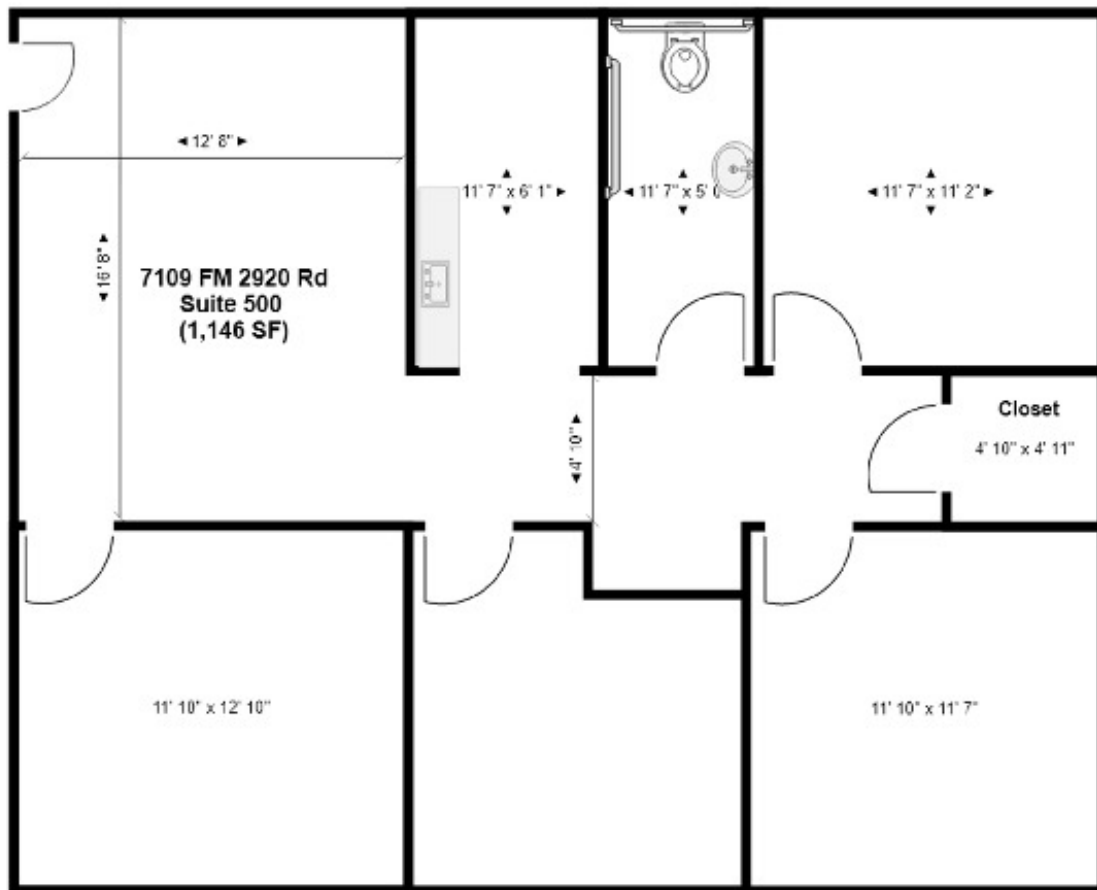
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French Quarter Business Park, Building 7109, ste. 500 (1,146 SF)



^ All Measurements are Approximate

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Map data ©2021

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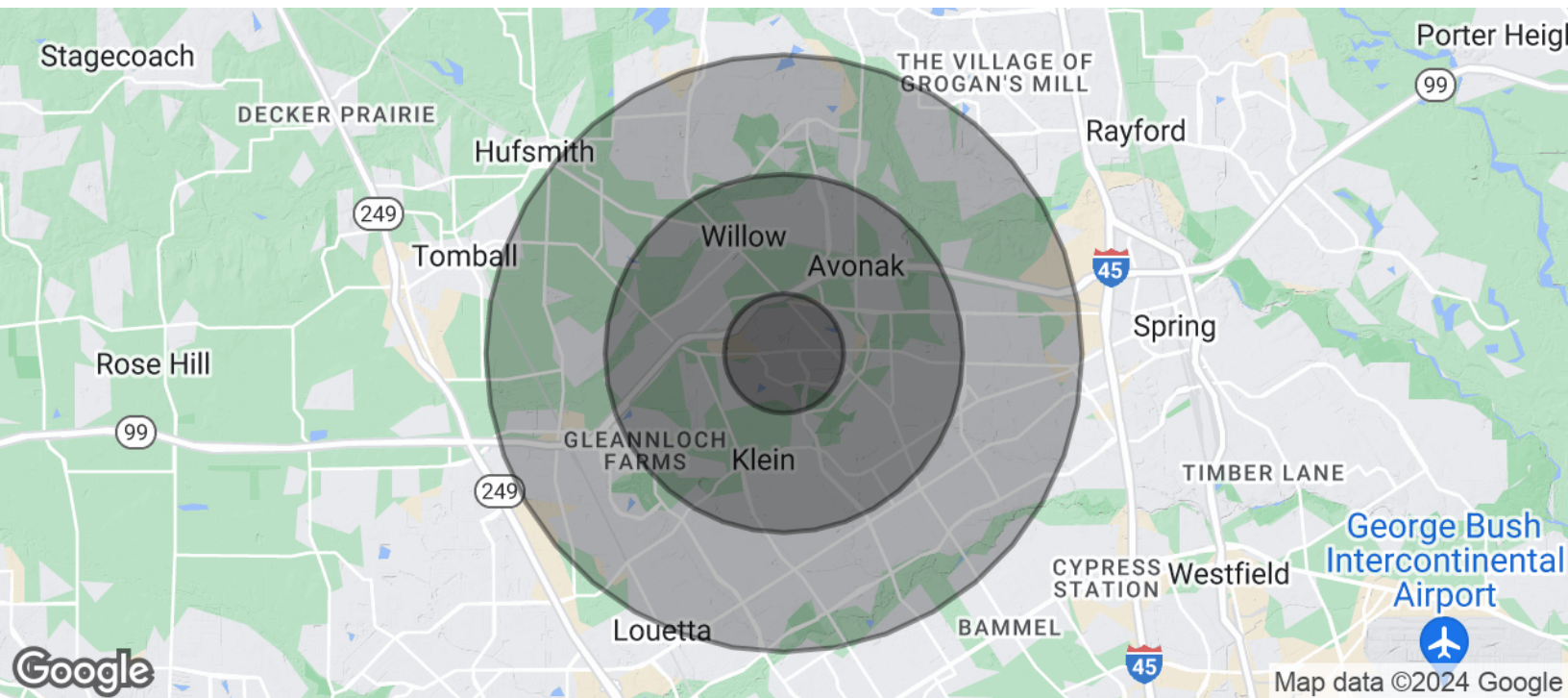
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,339	50,206	143,915
Average age	32.4	34.1	35.0
Average age (Male)	32.1	32.8	34.2
Average age (Female)	32.1	34.7	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,964	15,890	47,760
# of persons per HH	3.2	3.2	3.0
Average HH income	\$106,248	\$110,674	\$107,106
Average house value		\$213,001	\$216,593

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Building Name	French Quarter Business Park
Street Address	7109 FM 2920
City, State, Zip	Spring, TX 77379
County	Harris
Market	West
Sub-market	Spring
Cross-Streets	TC Jester Blvd
Township	Spring
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Grand Parkway (99)
Nearest Airport	George Bush Intercontinental Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2013
Free Standing	Yes

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