

192,318 SF  
Available for Lease



Constellation Telephone Road  
11217 Telephone Road, Houston, TX 77075

(click or scan  
for website)



Ready for Occupancy



Building A.....	93,819 SF
Building B.....	98,499 SF

**Total 192,318 SF**

- Frontage on Beltway 8 and Telephone Road offers immediate access to both thoroughfares as well as close proximity to SH 288 and I-45
- Prime location provides access to Pearland rooftops within minutes via Telephone Road, as well as accessibility to Inner Loop demand drivers
- Optimal configuration with multiple points of ingress/egress and additional acreage for auto/trailer parking or outside storage
- “Green ready” design encompasses conduit for EV charging stations and roof spec sufficient for solar, to accommodate ESG needs

**21K – 99K**  
SF available

Beltway 8  
frontage

**28'**  
clear height

Immediate access  
to sizable rooftop  
consumption

A Development of  
 **constellation**  
real estate partners  
&  
**CADRE**

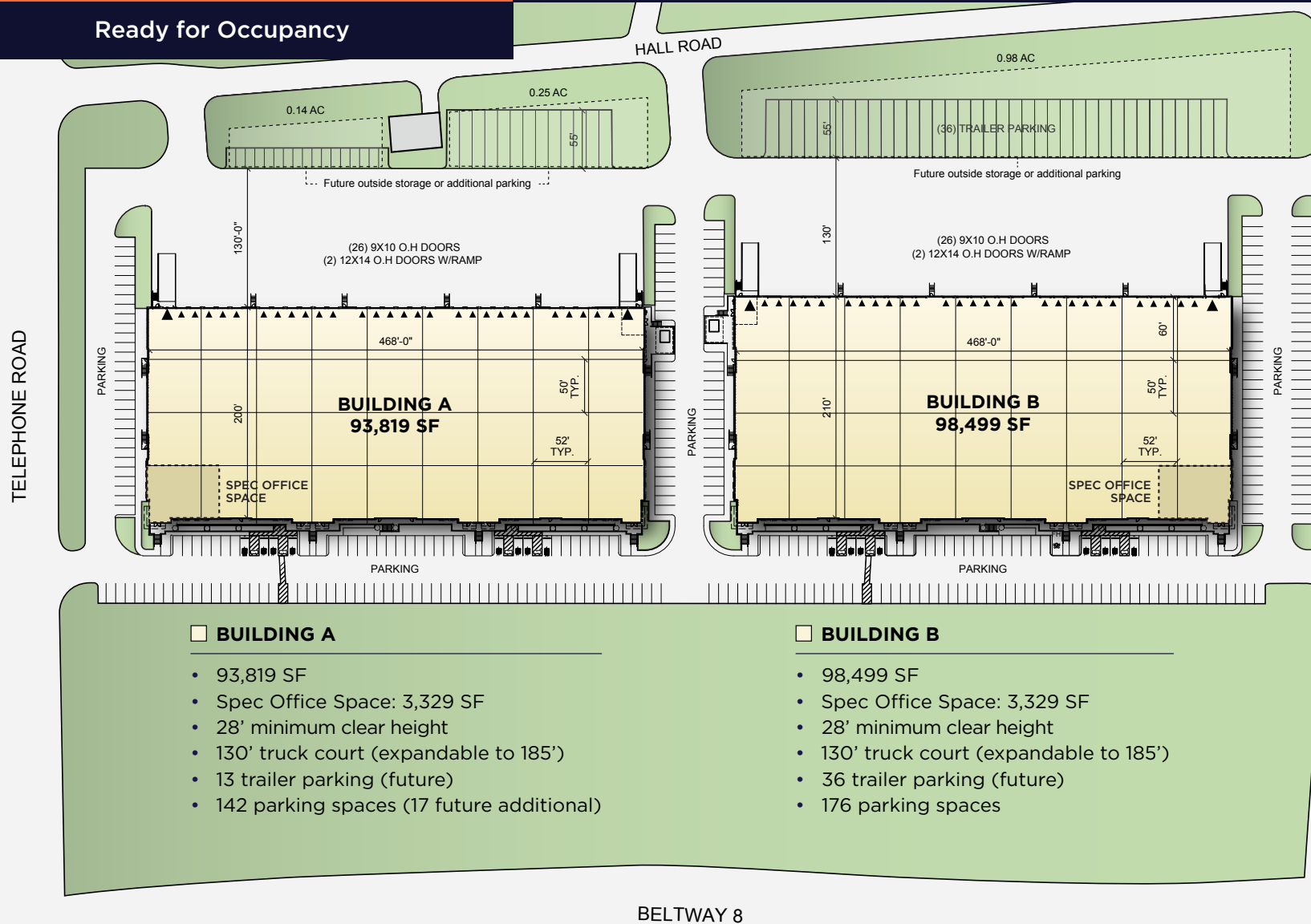
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# Constellation Telephone Road

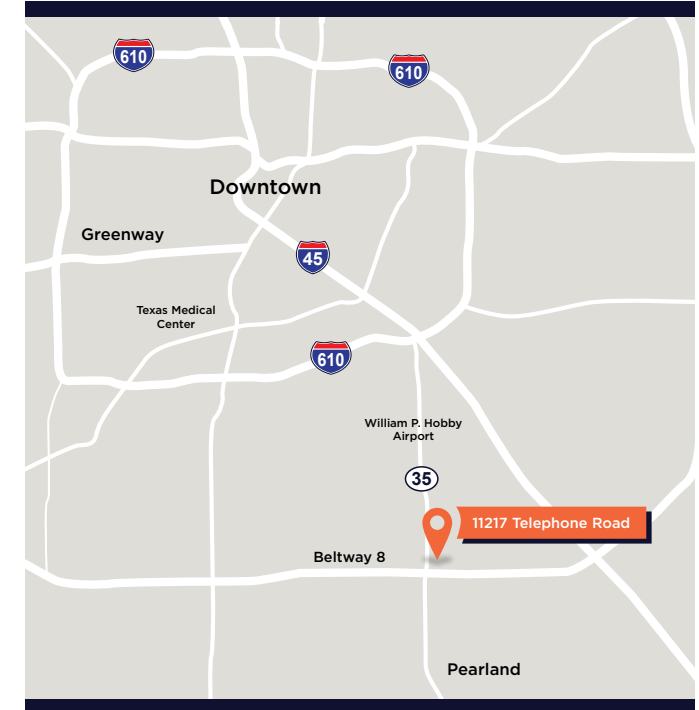
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- BUILDING A**
- 93,819 SF
  - Spec Office Space: 3,329 SF
  - 28' minimum clear height
  - 130' truck court (expandable to 185')
  - 13 trailer parking (future)
  - 142 parking spaces (17 future additional)

- BUILDING B**
- 98,499 SF
  - Spec Office Space: 3,329 SF
  - 28' minimum clear height
  - 130' truck court (expandable to 185')
  - 36 trailer parking (future)
  - 176 parking spaces



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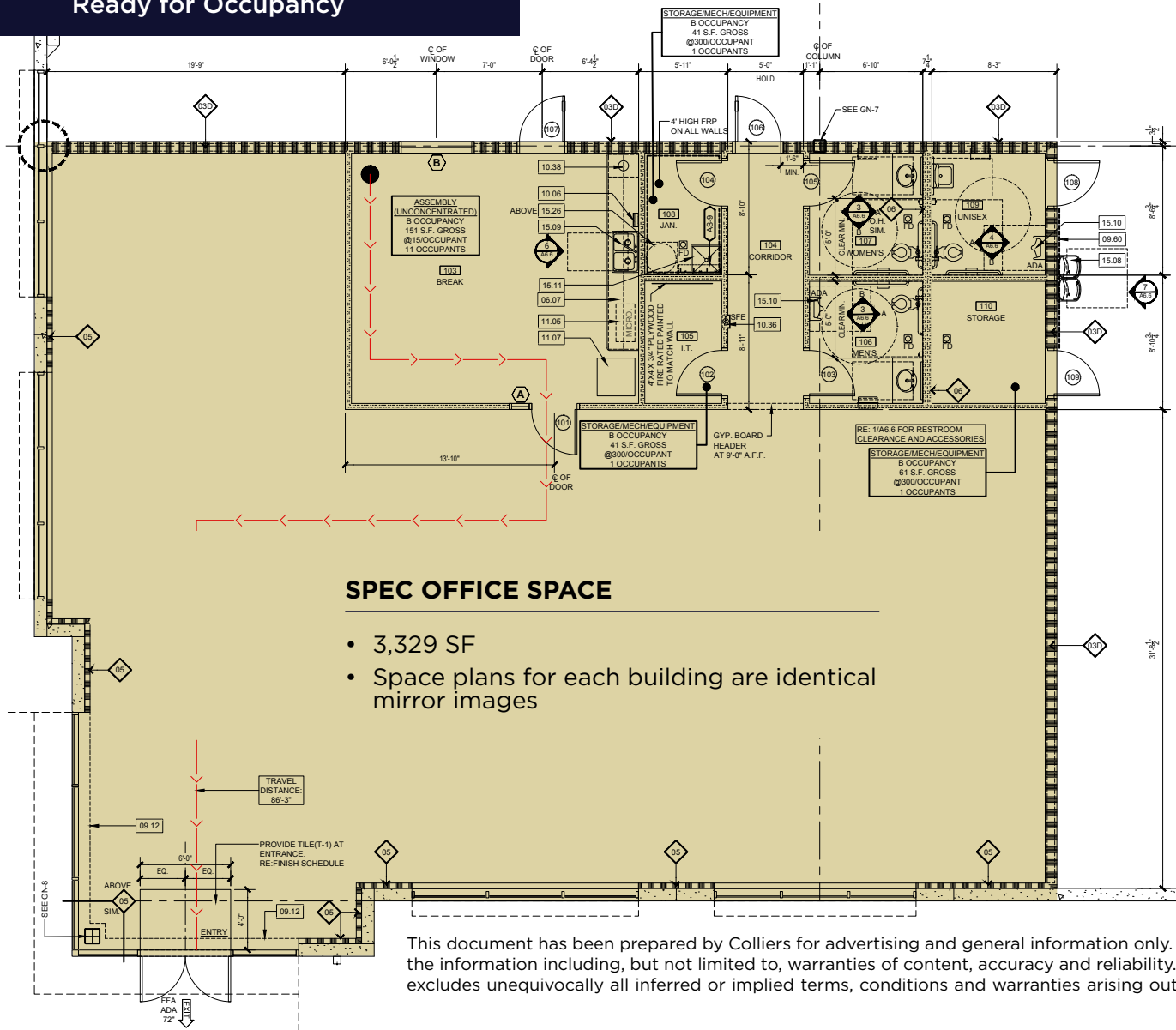
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