

148,273 SF
Available for Lease



Constellation Telephone Road
11217 Telephone Road, Houston, TX 77075



Ready for Occupancy



Building A.....93,819 SF
Building B (Partially Leased).....54,454 SF

Total 148,273 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 – 94K
SF available

Beltway 8
frontage

28'
clear height

Immediate access
to sizable rooftop
consumption

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

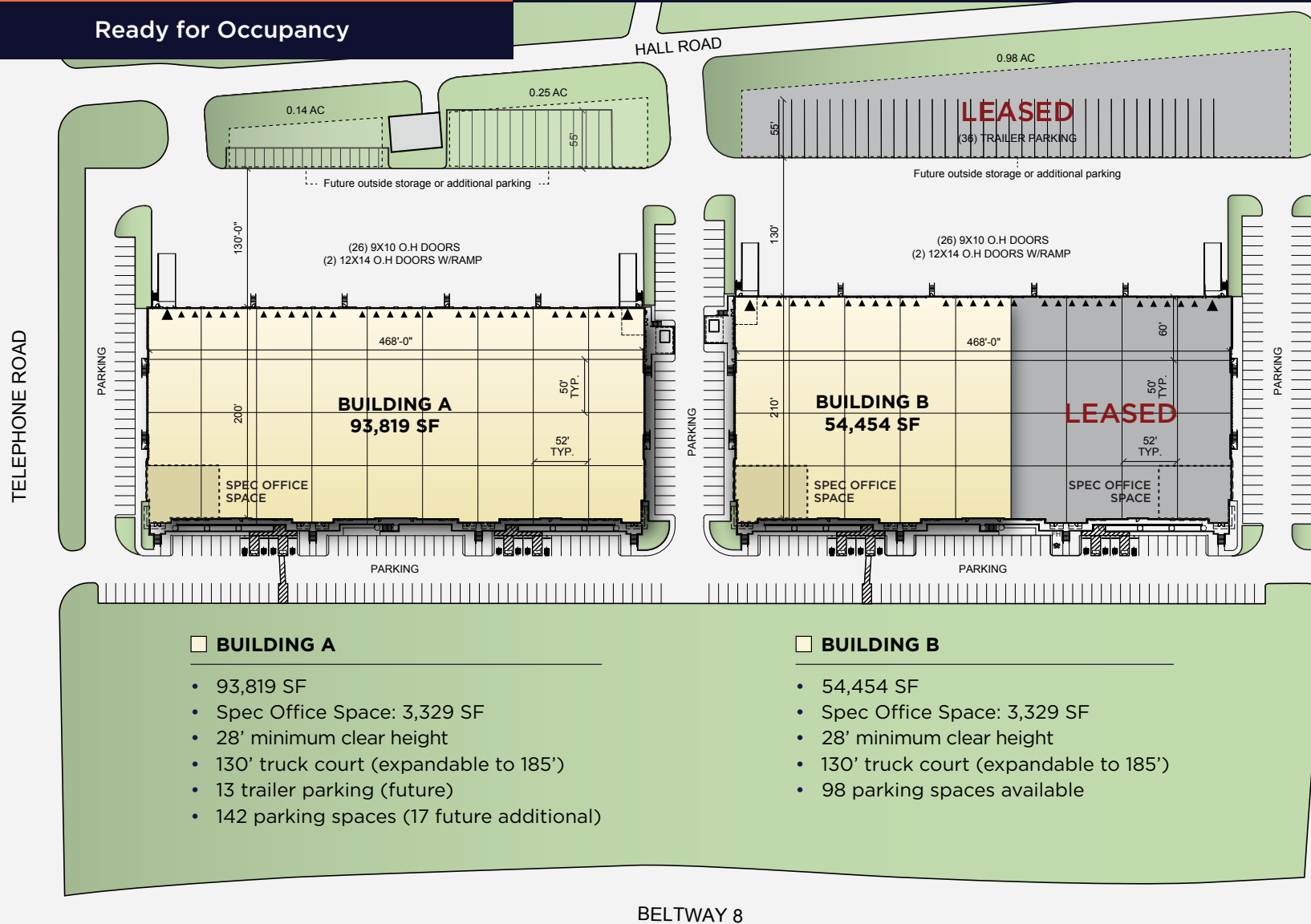
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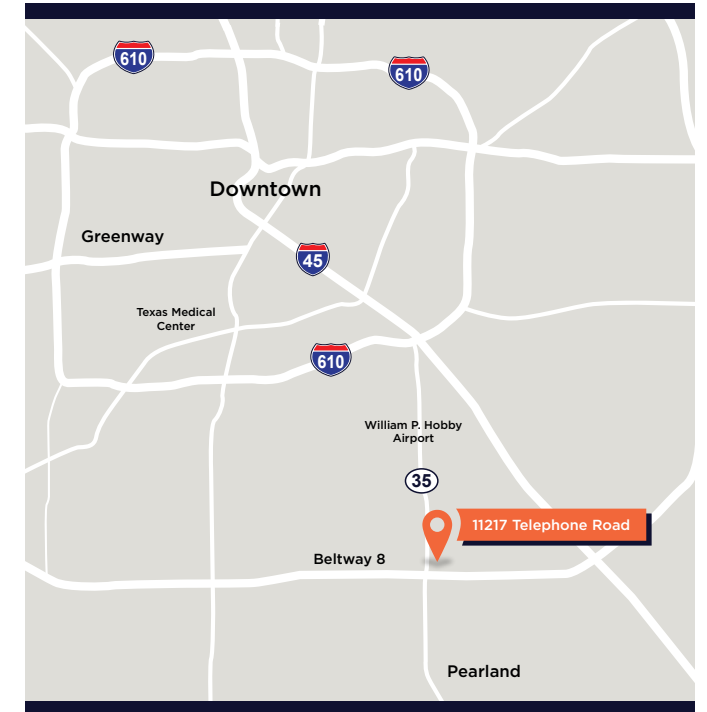


BUILDING A

- 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

- 54,454 SF
- Spec Office Space: 3,329 SF
- 28' minimum clear height
- 130' truck court (expandable to 185')
- 98 parking spaces available



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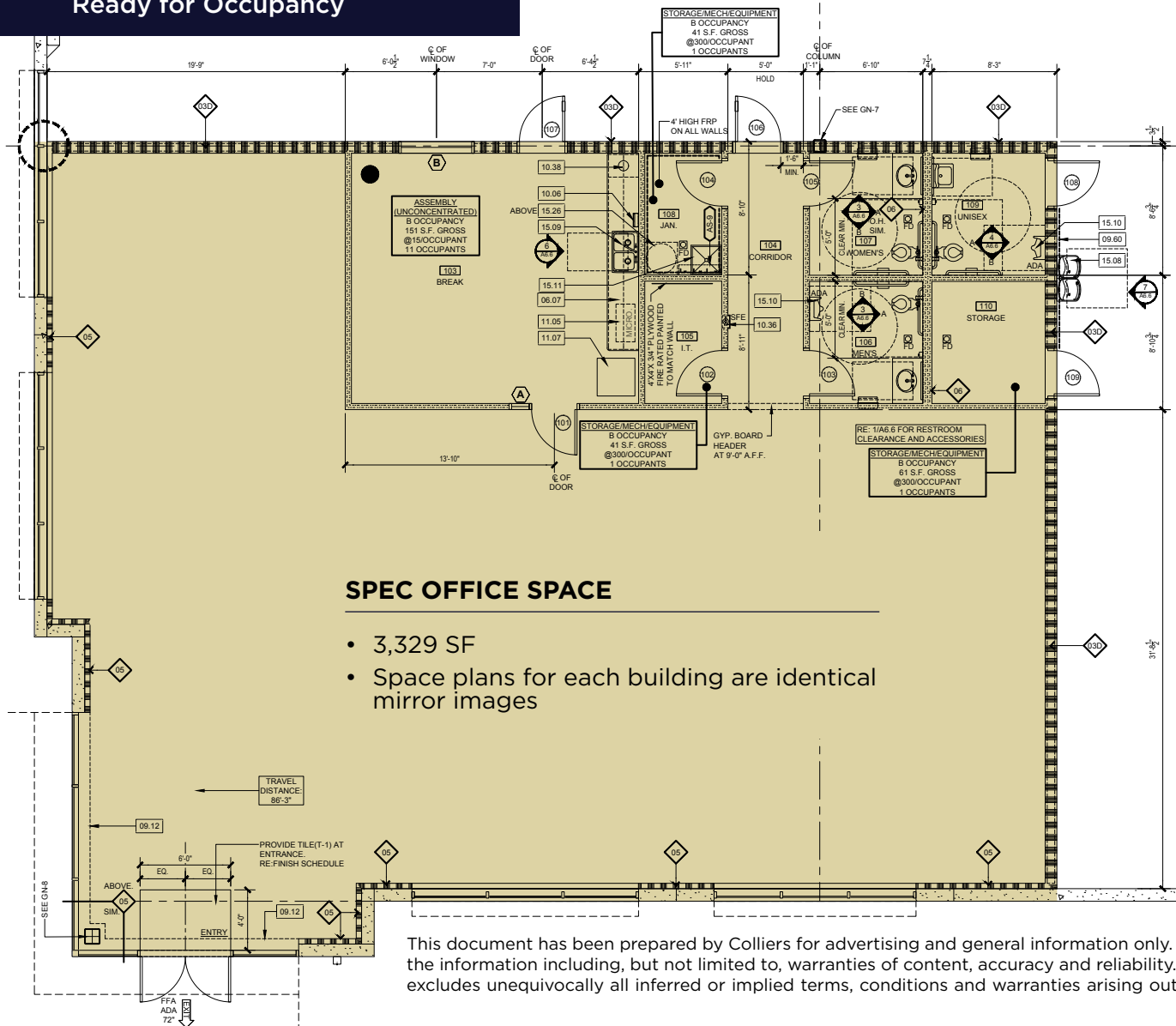
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SPEC OFFICE SPACE

- 3,329 SF
- Space plans for each building are identical mirror images



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