



EQT | EXETER



1255 Enclave Parkway

Houston, TX

Building Size: 171,091 SF | 171,091 SF of Office Space Available

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1255 Enclave Parkway

Houston, TX

Building Size: 171,091 SF | Building Availability: 171,091 SF

Building Specifications

- Office space available
- 171,091 SF total building size
- 171,091 SF available size
- Rare Single Tenant User Opportunity For Lease or Sale
- 6.75 acres
- 32,000 SF floor plate
- 676 garage and 20 surface spaces (4.1/1000 SF ratio)
- 12' to 15' first floor and 9' on floors 2-6, with the ability to increase to 9.5' with high pressured ductwork
- Enhanced security
- Full user control over safety protocols in post-COVID environment
- No shared common space or amenities with other tenants
- Outdoor greenspace and direct access to walking trail around northside lake



Additional Information

- The Property is located along Enclave Parkway with easy access to I-10 and Memorial Drive, two of Houston's most prominent east-west thoroughfares. The building is well placed within a corporate campus setting, has outstanding outdoor landscaping and seating, is fully-amenitized, adjacent to a beautiful lake and surrounding nature trail, and is surrounded by some of Houston's most affluent suburban neighborhoods.

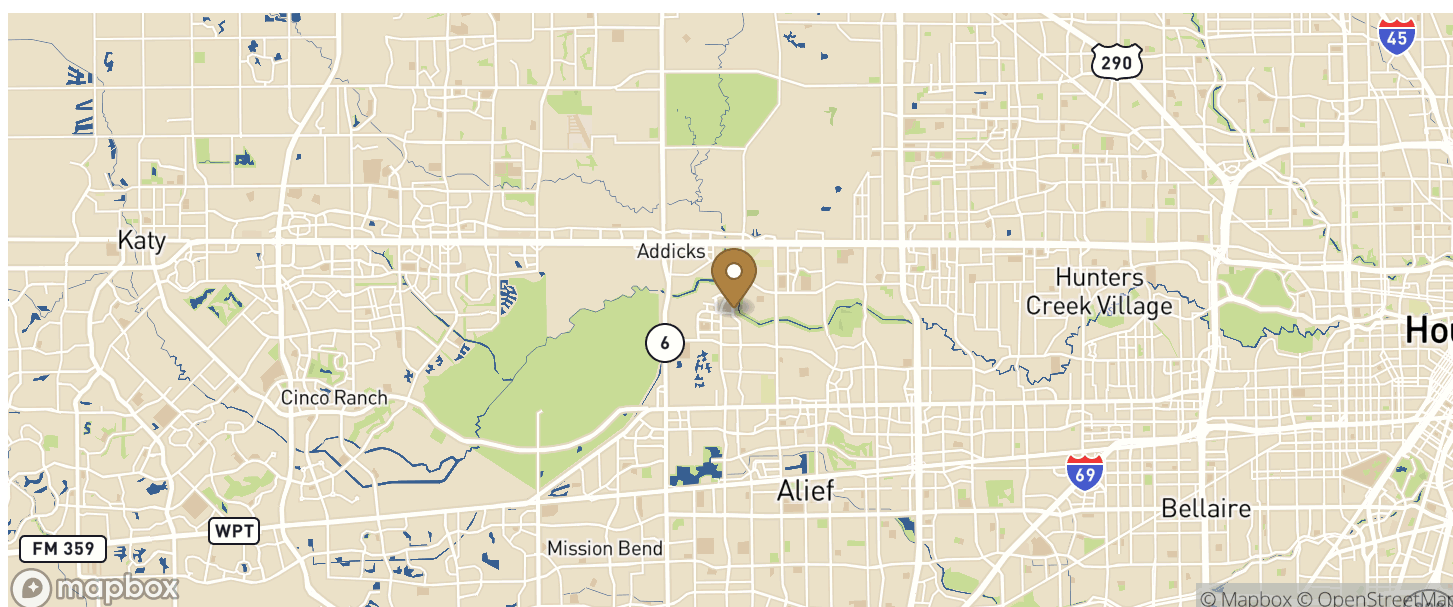
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Location



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Population

ACCESS AND LABOR FORCE

Total Population

Total Labor Force

Unemployment Rate

Median Household Income

Warehouse Employees

High School Education Or Higher

10 MILES

1,446,107

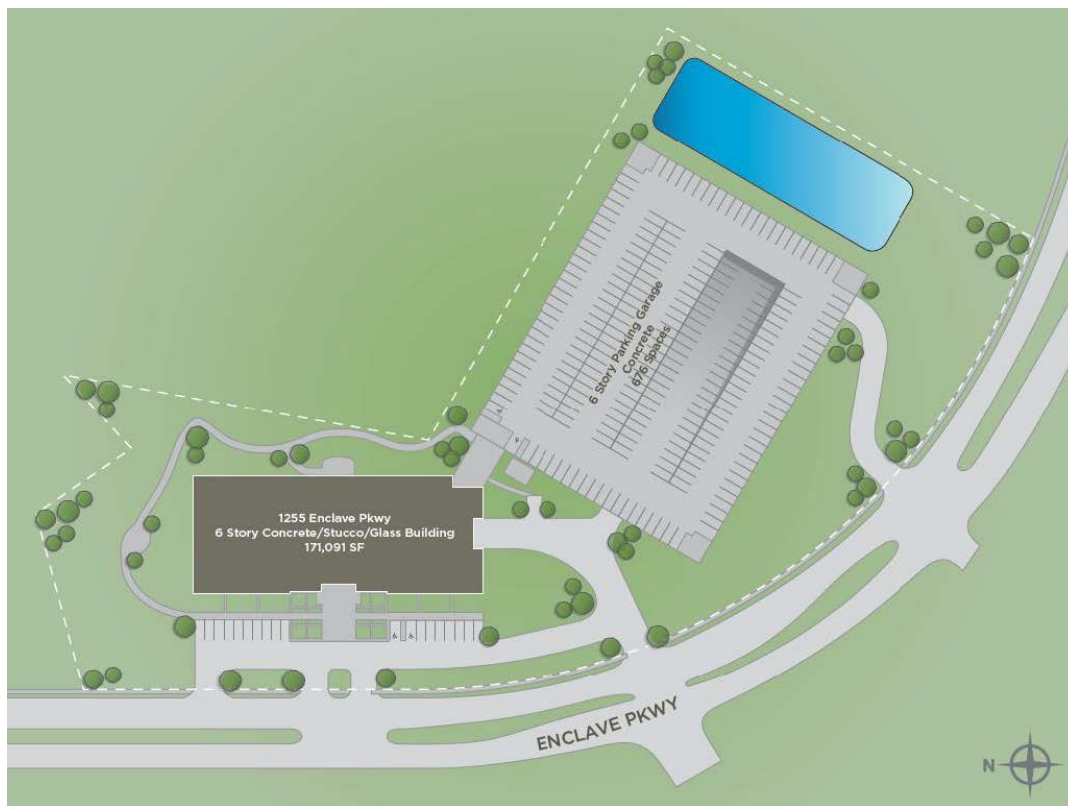
871,828

3.64%

68,109

5,656

63.41%



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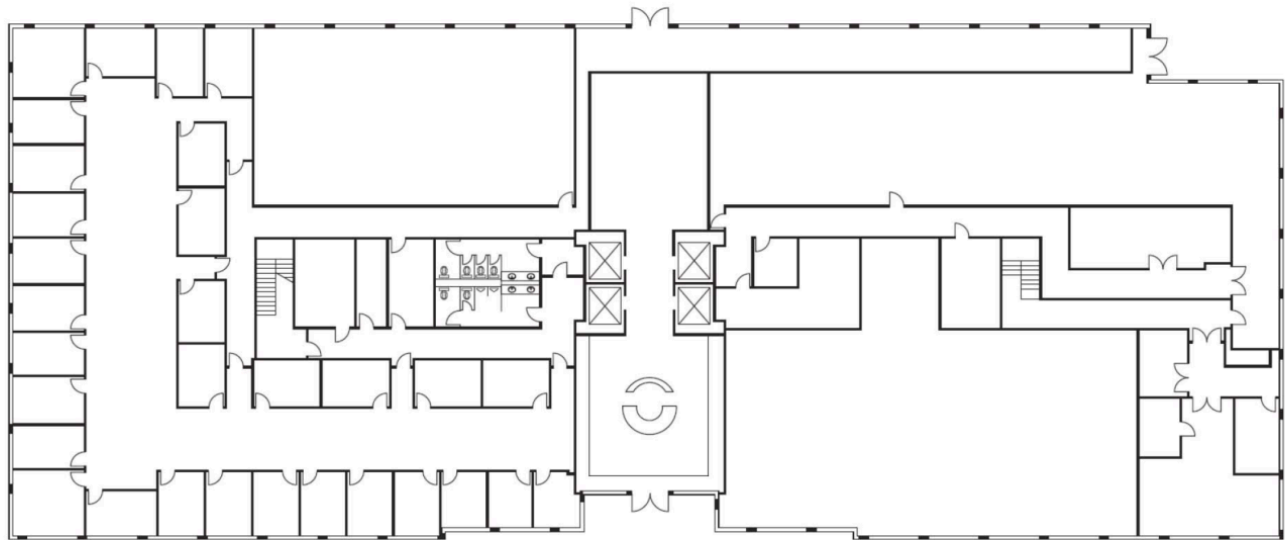


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Approximate First Floor



Approximate Floors 2-6

