

BROOKLET BUSINESS CENTER

11011 BROOKLET DRIVE, HOUSTON, TX 77099



**SOUTHWEST HOUSTON/
SUGAR LAND SUBMARKET**



**GREAT ACCESS TO I-69
AND BELTWAY-8**



14' AVERAGE CLEAR HEIGHT



TENANT-CONTROLLED HVAC



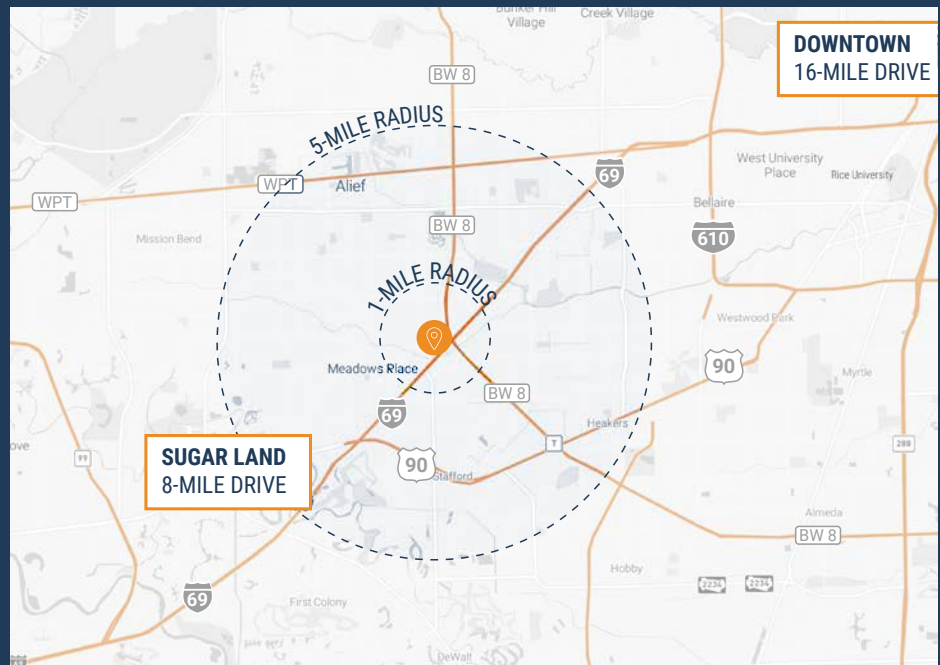
**GRADE-LEVEL AND
SEMI-DOCK LOADING**



DRIVE-UP SURFACE PARKING



**2,055 SF - 16,379 SF
SUITES AVAILABLE**



**DOWNTOWN
16-MILE DRIVE**

**SUGAR LAND
8-MILE DRIVE**

THOMAS PFEIFER



281.504.7460



THOMAS.PFEIFER@FORT-COMPANIES.COM



FORT CAPITAL

This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.

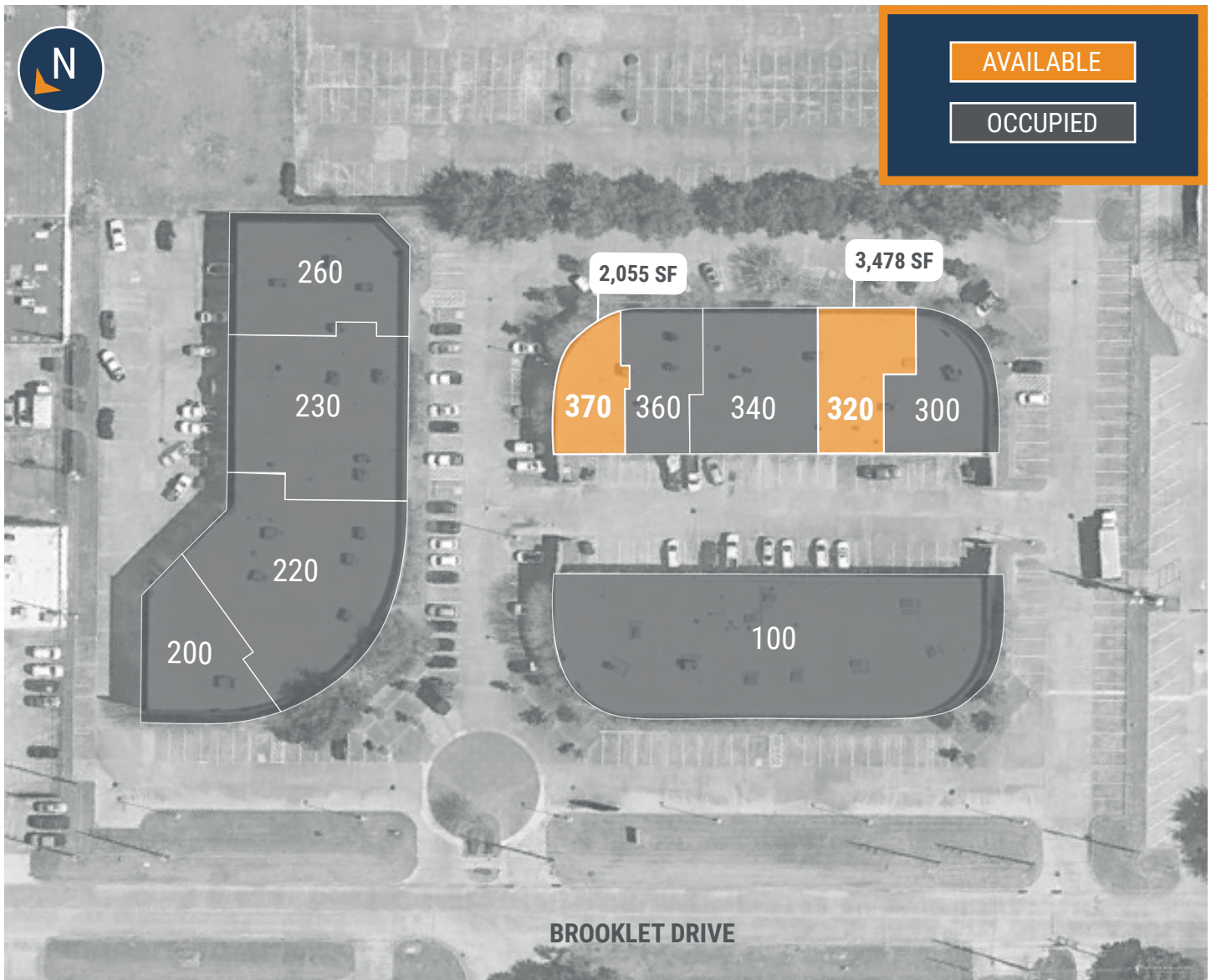


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BROOKLET BUSINESS CENTER

11011 Brooklet Drive
Houston, TX 77099

SITE PLAN



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FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 3,478 SF Total Available
- » 3,035 SF Office
- » 443 SF Warehouse
- » (1) 10' x 10' Grade-Level Door



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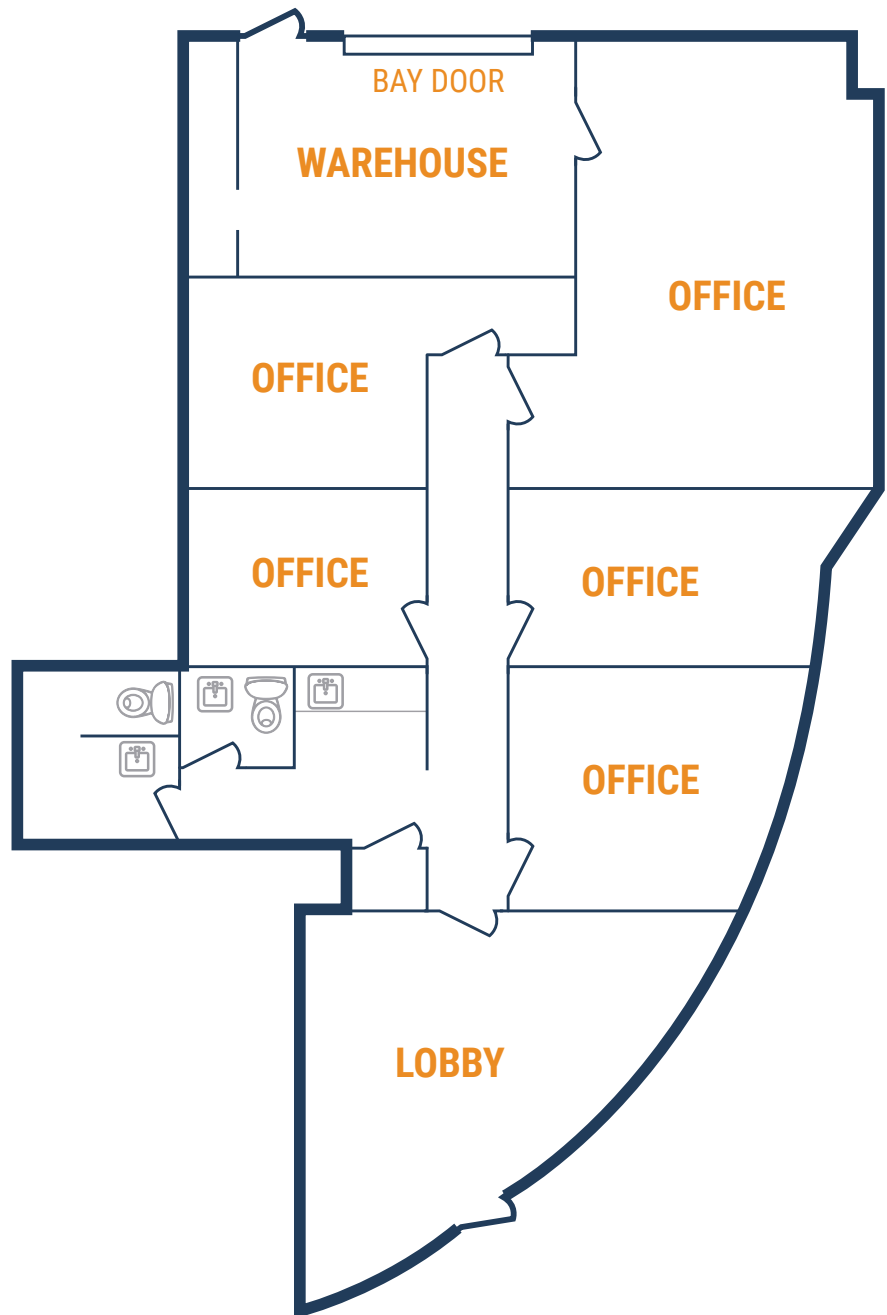


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FLOOR PLAN – AVAILABLE DECEMBER 2023

- » 2,055 SF Total Available
- » 1,780 SF Office
- » 275 SF Warehouse
- » (1) 10' x 10' Grade-Level Door



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