

# 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**



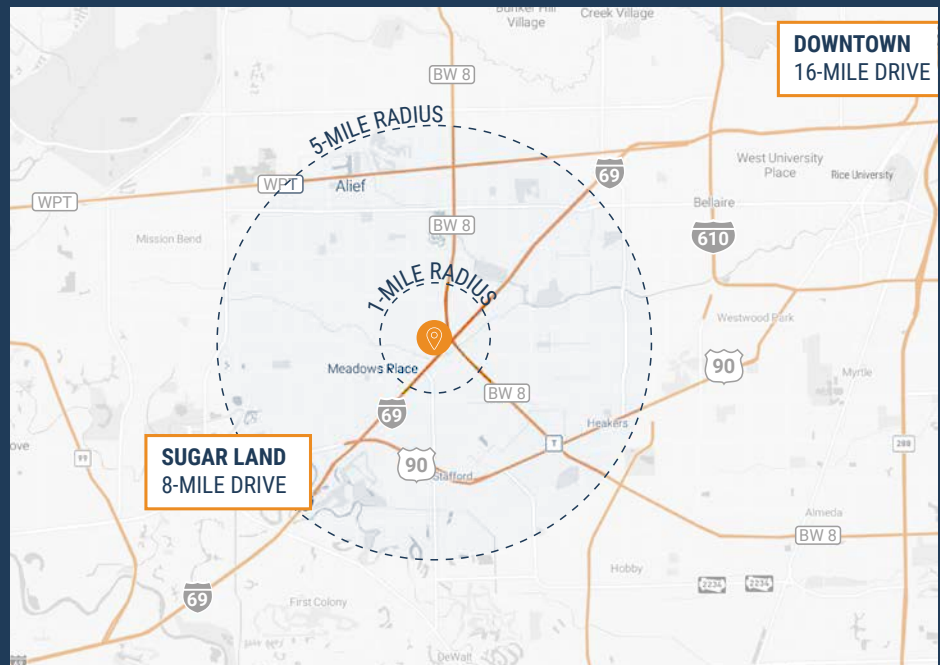
**GRADE-LEVEL AND  
SEMI-DOCK LOADING**



**DRIVE-UP SURFACE PARKING**



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



**DOWNTOWN  
16-MILE DRIVE**

**SUGAR LAND  
8-MILE DRIVE**

**THOMAS PFEIFER**



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FORT CAPITAL

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

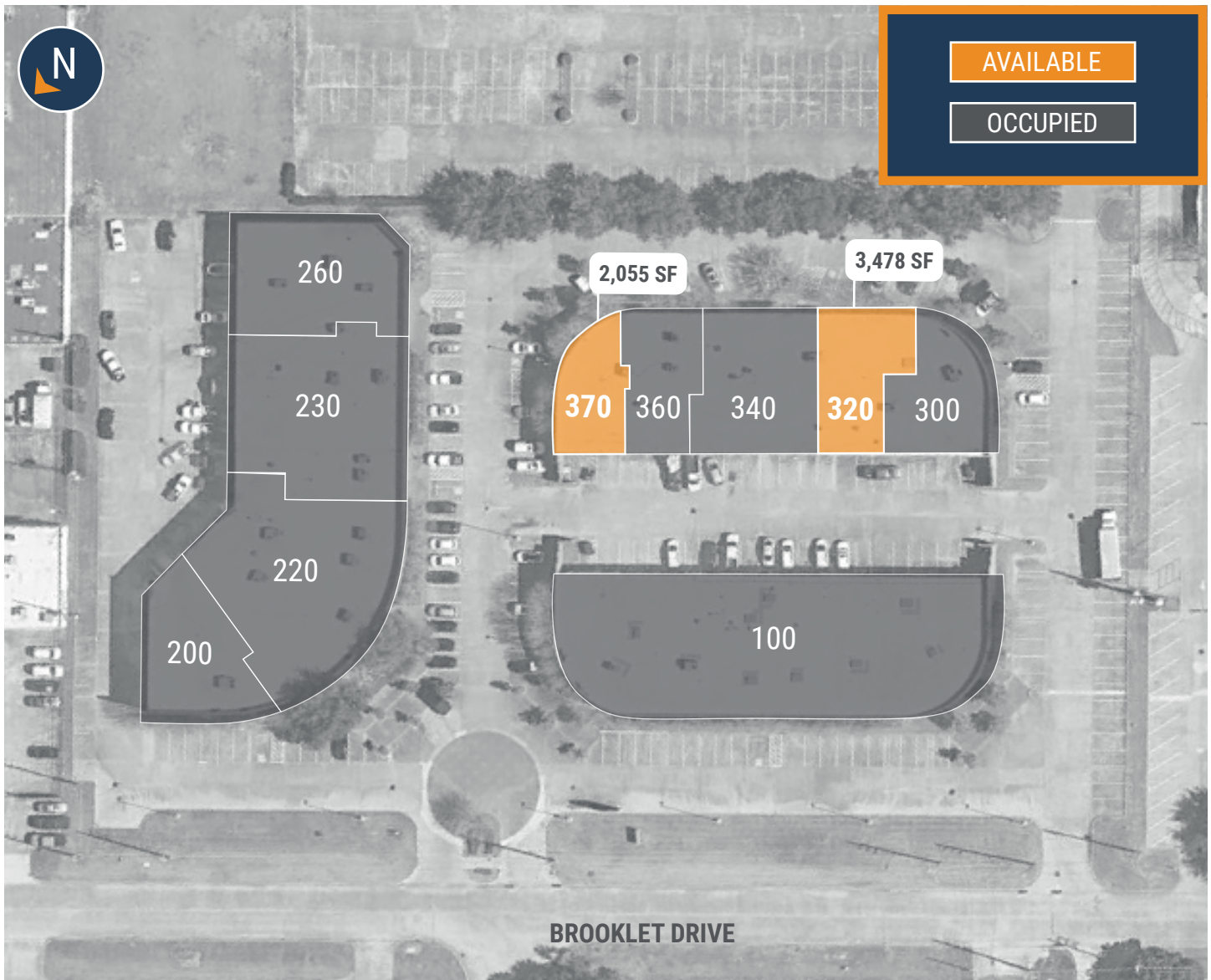


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# BROOKLET BUSINESS CENTER

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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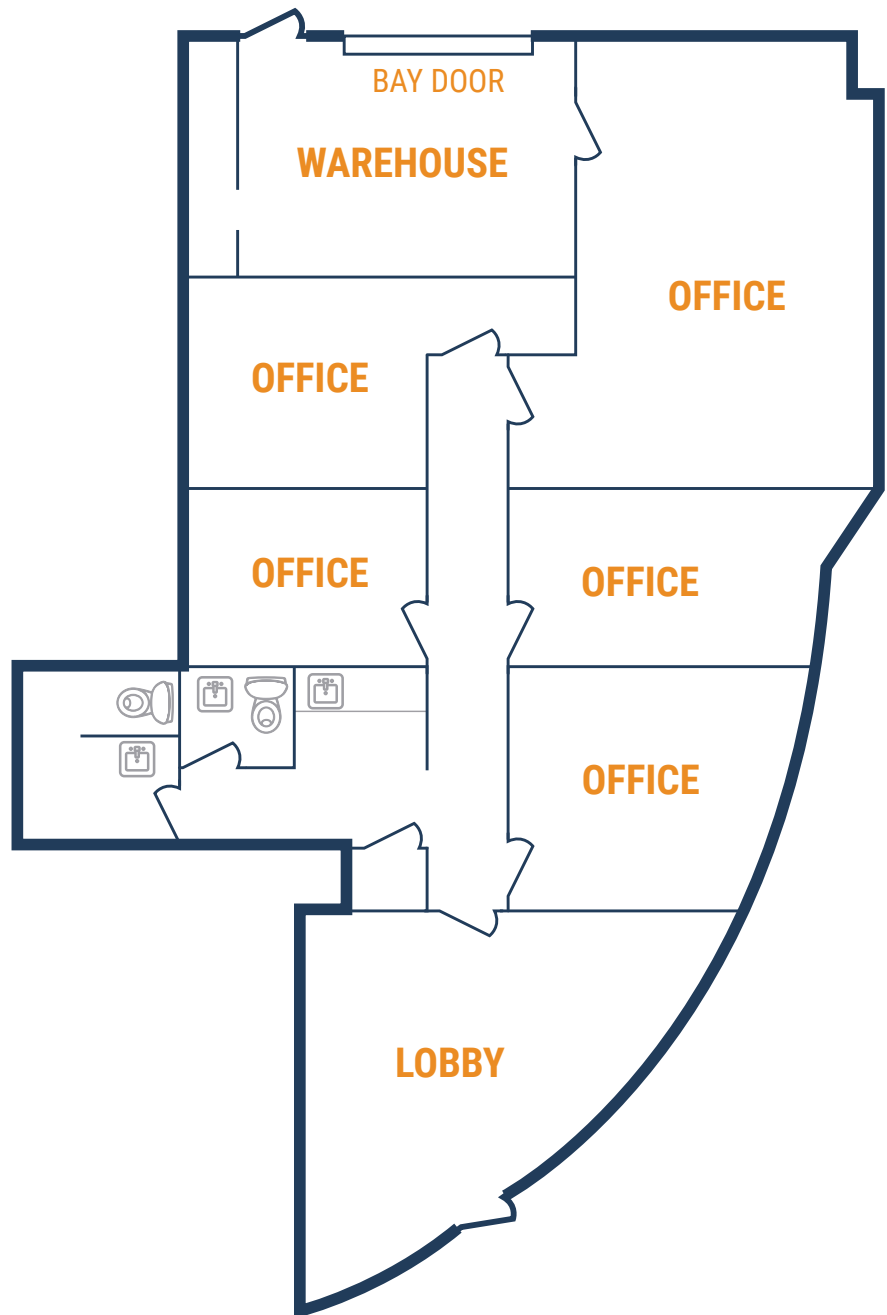


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## FLOOR PLAN – AVAILABLE DECEMBER 2023

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



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