

## Beltway 8 Sterling Garden Center - Direct Lease

Daniel H. Tran · (281) 808-1970 · danieltran@pratexas.com

P R Associates Commercial



**6609 W Sam Houston Pkwy South**  
Houston, TX 77072

<b>County:</b>	Harris
<b>Suite/Floor:</b>	2
<b>Space Type:</b>	Shopping Center Strip Center
<b>Lease Type:</b>	NNN
<b>Date Available:</b>	Immediate
<b>Space Available:</b>	10,000 SF
<b>Rental Rate:</b>	\$1.30/SF/Month
<b>Divisible To:</b>	1,500 SF
<b>Maximum Contiguous:</b>	5,000 SF
<b>GLA:</b>	29,000 SF
<b>Year Built:</b>	2006

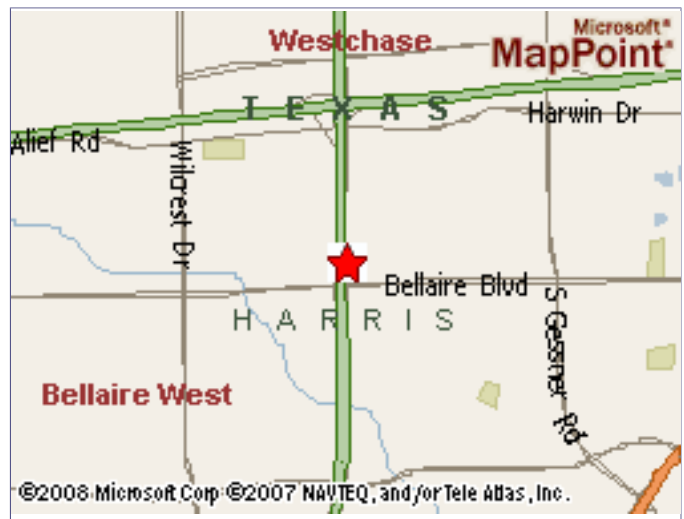
### Space Description

#### Property Description

Two story strip center "Beltway 8 Sterling Gardens", Located in heart of China-Viet Town, Easy access to major freeways, Tenants includes: First American Title, Quizno, Donut Shop, BBQ Restaurant, Jills Dry Cleaner, Bubble T Tapioca, and Cabo Cajun Restaurant. +/- 10,000 SF Available, Ideal for Mortgage Company, Insurance Agency, Law Office, Travel Agency, Gym, and other retail or office uses.

#### Location Description

Beltway 8/Bellaire



- Easy Accessibility
- Strong Demographics
- High Traffic Count
- Close to Beltway
- Great Location
- Heart of China-Viet Town

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