

54,454 SF
Available for Lease



Constellation Telephone Road

11217 Telephone Road, Houston, TX 77075

(click or scan
for website)



Ready for Occupancy



green  ready

54K
SF available

Beltway 8
frontage

28'
clear height

Immediate access
to sizable rooftop
consumption

Building A..... **LEASED**
Building B (Partially Leased)..... 54,454 SF

Total **54,454 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

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

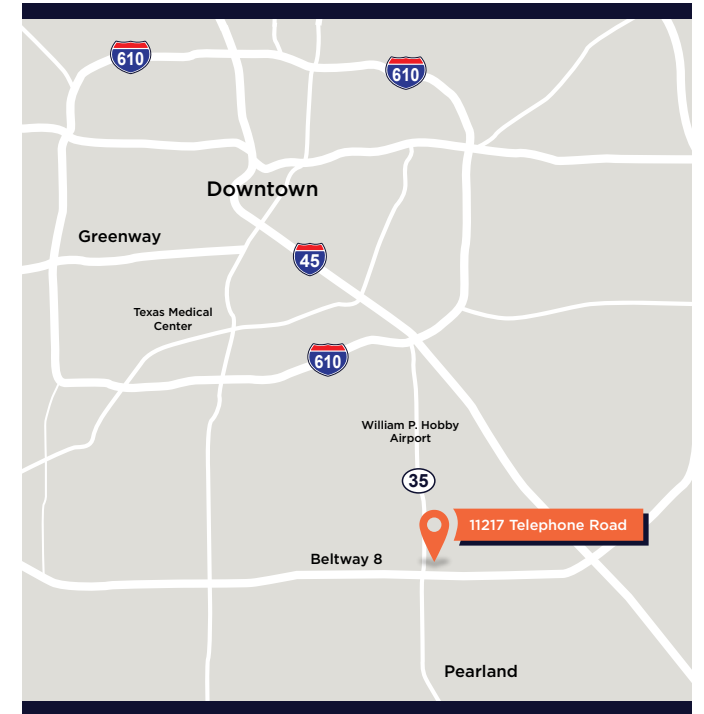
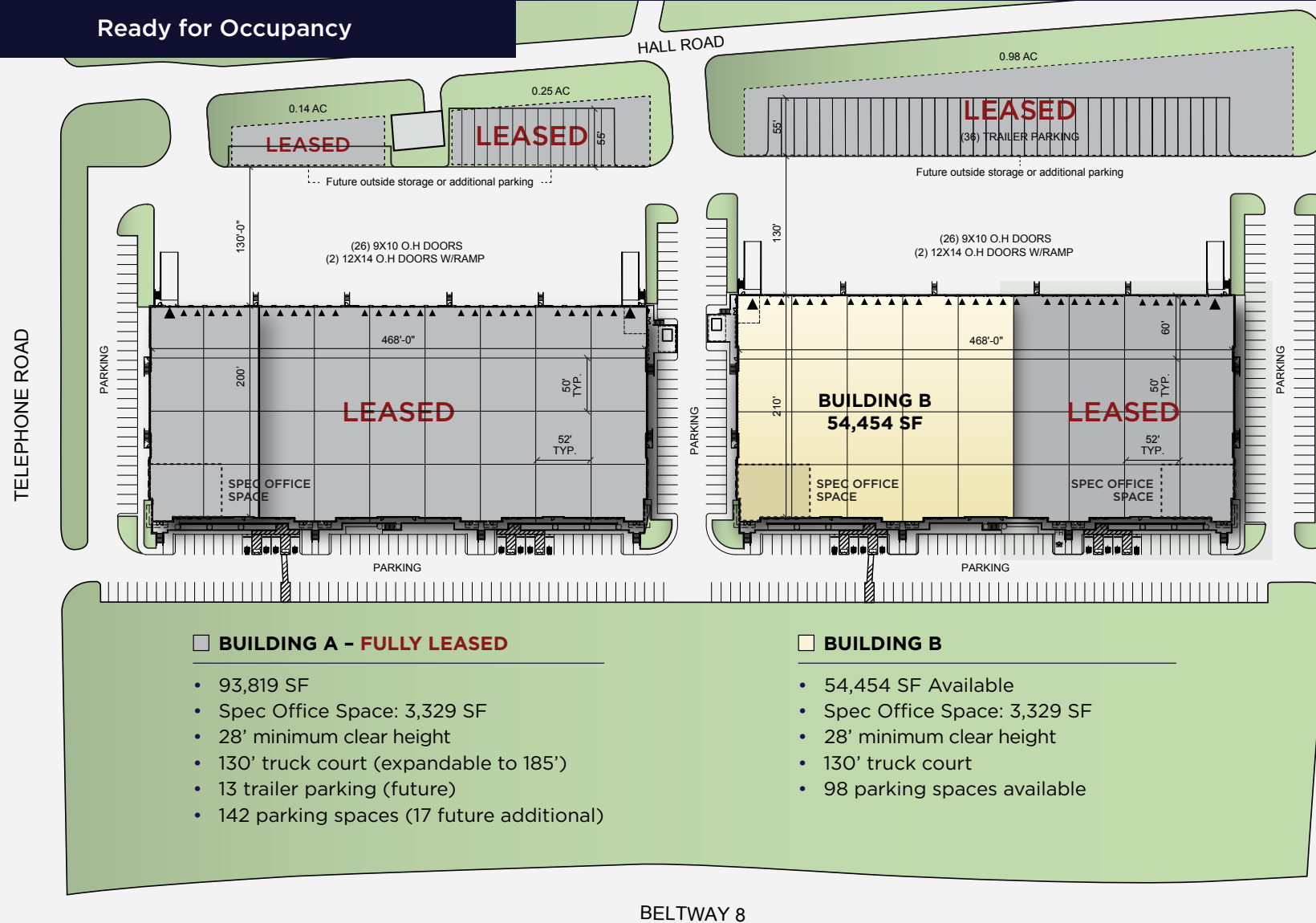
54,454 SF
Available for Lease



Constellation Telephone Road

11217 Telephone Road, Houston, TX 77075

Ready for Occupancy



Zack Taylor

Principal

713.830.2193 | Direct
713.492.5495 | Mobile
zack.taylor@colliers.com

John Nicholson, SIOR

Principal

713.830.2160 | Direct
713.443.4325 | Mobile
john.nicholson@colliers.com



J.W. Fields

Partner

281.698.5911 | Direct
512.784.9770 | Mobile
jwf@constellationrep.com

Robert Veal

Development Associate

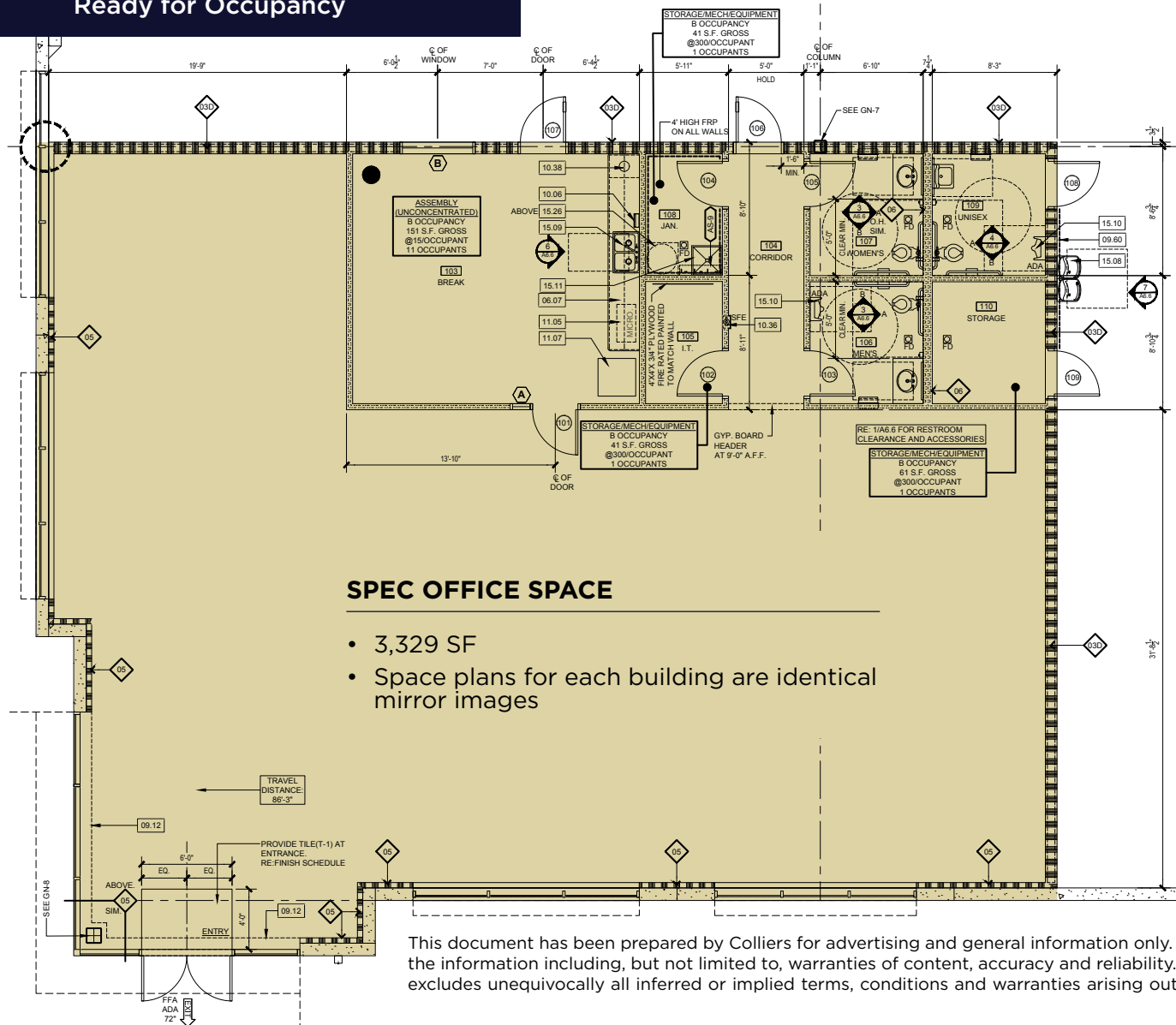
281.698.5912 | Direct
615.495.9442 | Mobile
robertv@constellationrep.com

54,454 SF
Available for Lease



Constellation Telephone Road
11217 Telephone Road, Houston, TX 77075

Ready for Occupancy



SPEC OFFICE SPACE

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



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All rights reserved.