

284,960 SF
Available for Lease

Available Q4 2025



Constellation Rosslyn

11891 N. Houston Rosslyn Road, Houston, TX 77086



green  ready



- Premier infill location in Houston's Northwest submarket
- Convenient access to Hwy 249 and Beltway 8
- State-of-the-art building featuring 36' clear height, 185' truck court and four points of ingress/egress
- 70 additional trailer spaces or 1.7 acres of outside storage
- Fully fenced/secure premises
- "Green ready" design encompasses conduit for EV charging stations and roof spec sufficient for solar to accommodate ESG needs



100K to 284K
SF available

36'
clear height

1.3 miles from
HWY 249

3.5 miles to
Beltway 8



A Development of
constellation
real estate partners

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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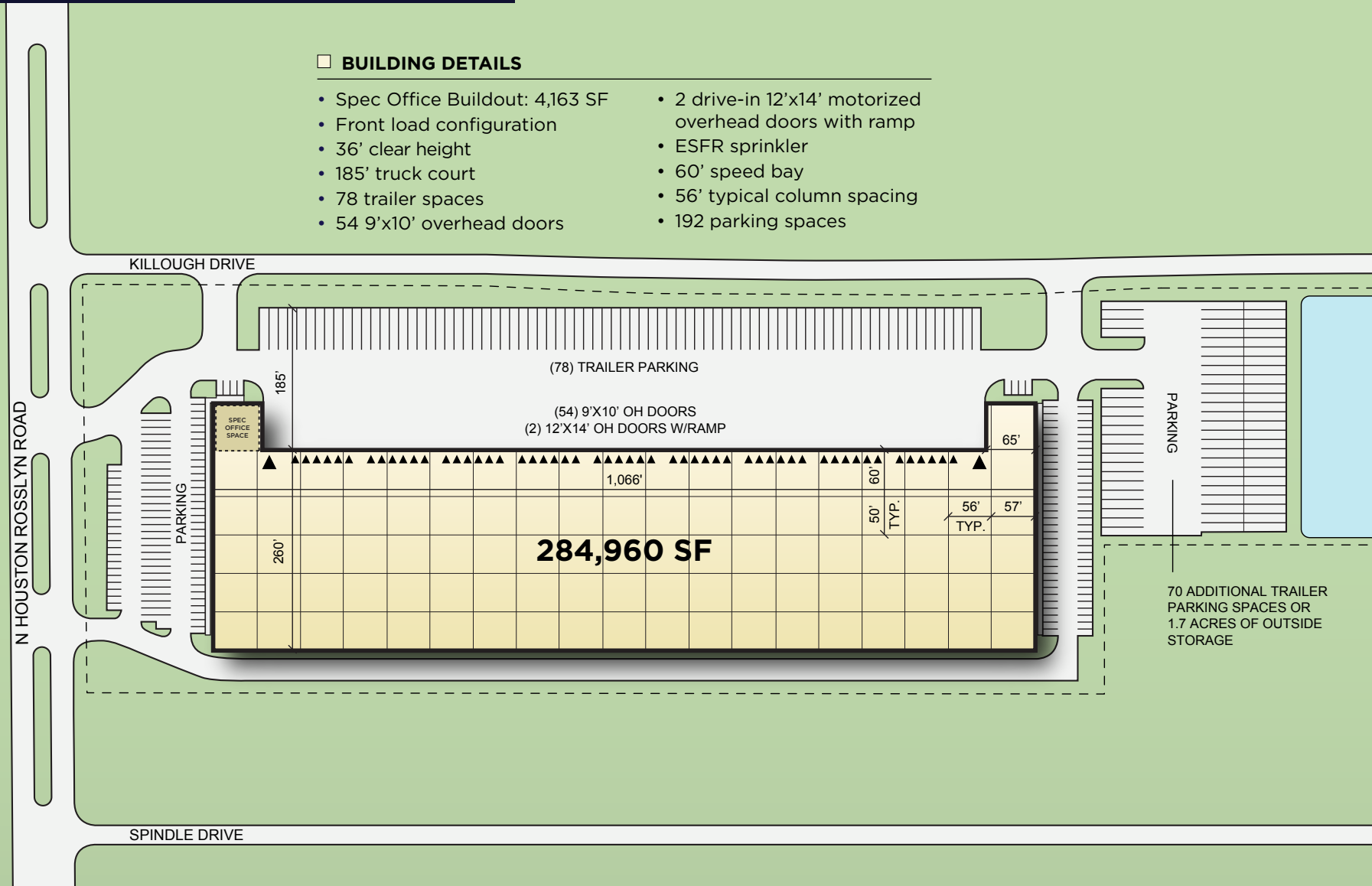


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BUILDING DETAILS

- Spec Office Buildout: 4,163 SF
- Front load configuration
- 36' clear height
- 185' truck court
- 78 trailer spaces
- 54 9'x10' overhead doors
- 2 drive-in 12'x14' motorized overhead doors with ramp
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 192 parking spaces



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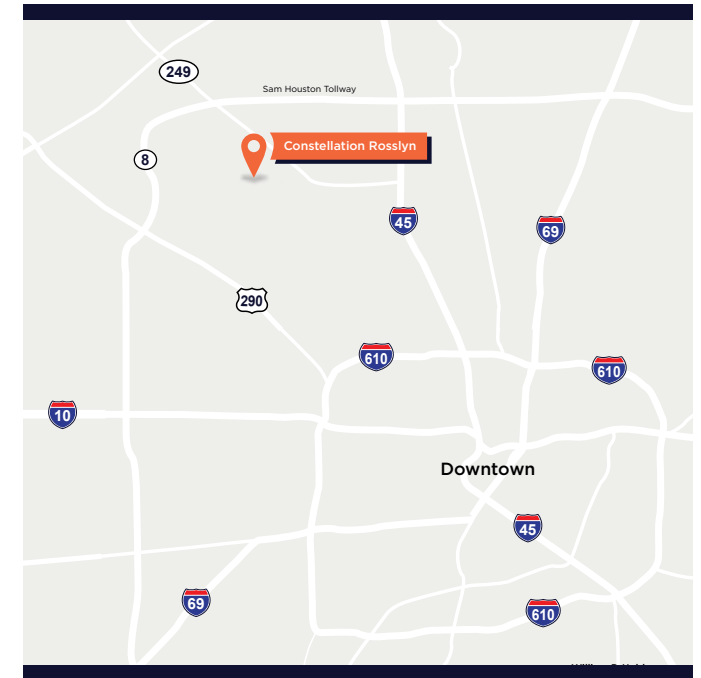


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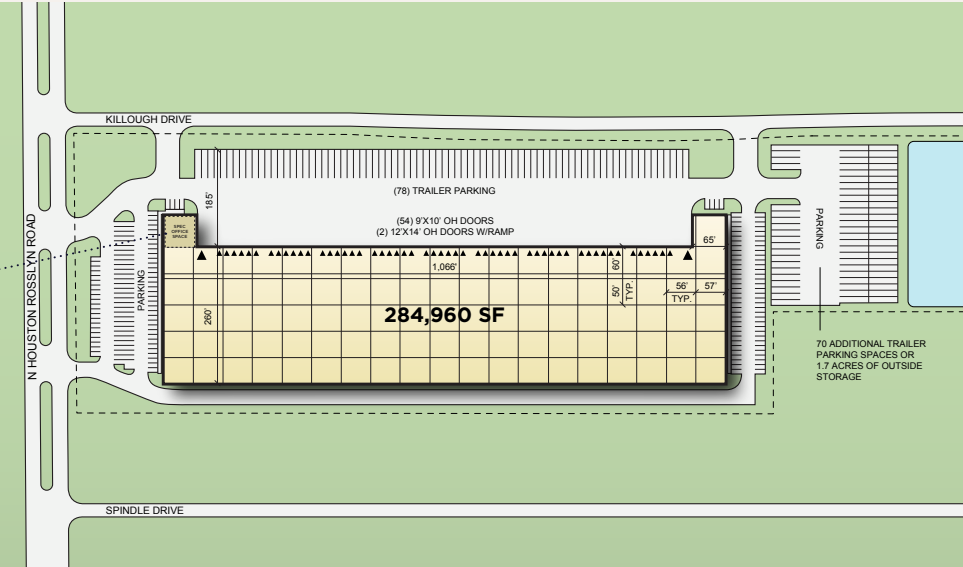
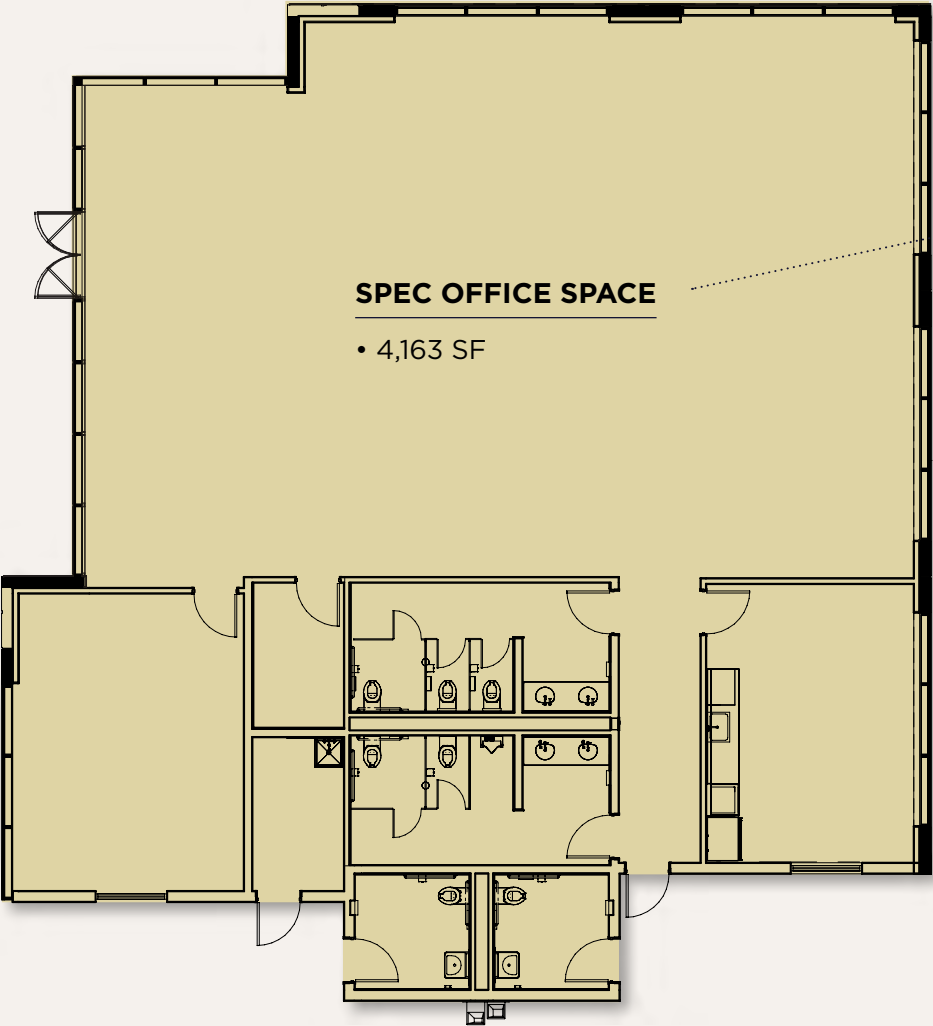


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Example of Spec Office Space

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