

537,375 SF
Fully Leased



Constellation Eldridge

6411 N. Eldridge Pkwy, Houston, TX 77041



Building Total.....537,375 SF

- Premier infill location in Houston's preferred Northwest Submarket
- Frontage on North Eldridge Parkway with direct access to U.S. 290, Beltway 8 and Highway 6
- State-of-the-art building featuring 40' clear height, 185' truck courts and full circulation
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs
- This project has achieved LEED Silver® certification. LEED® is the preeminent program for the design, construction, maintenance, and operations of high-performance green buildings.

537K
SF available

40'
clear height

3 miles to
US 290

3 miles to
Beltway 8



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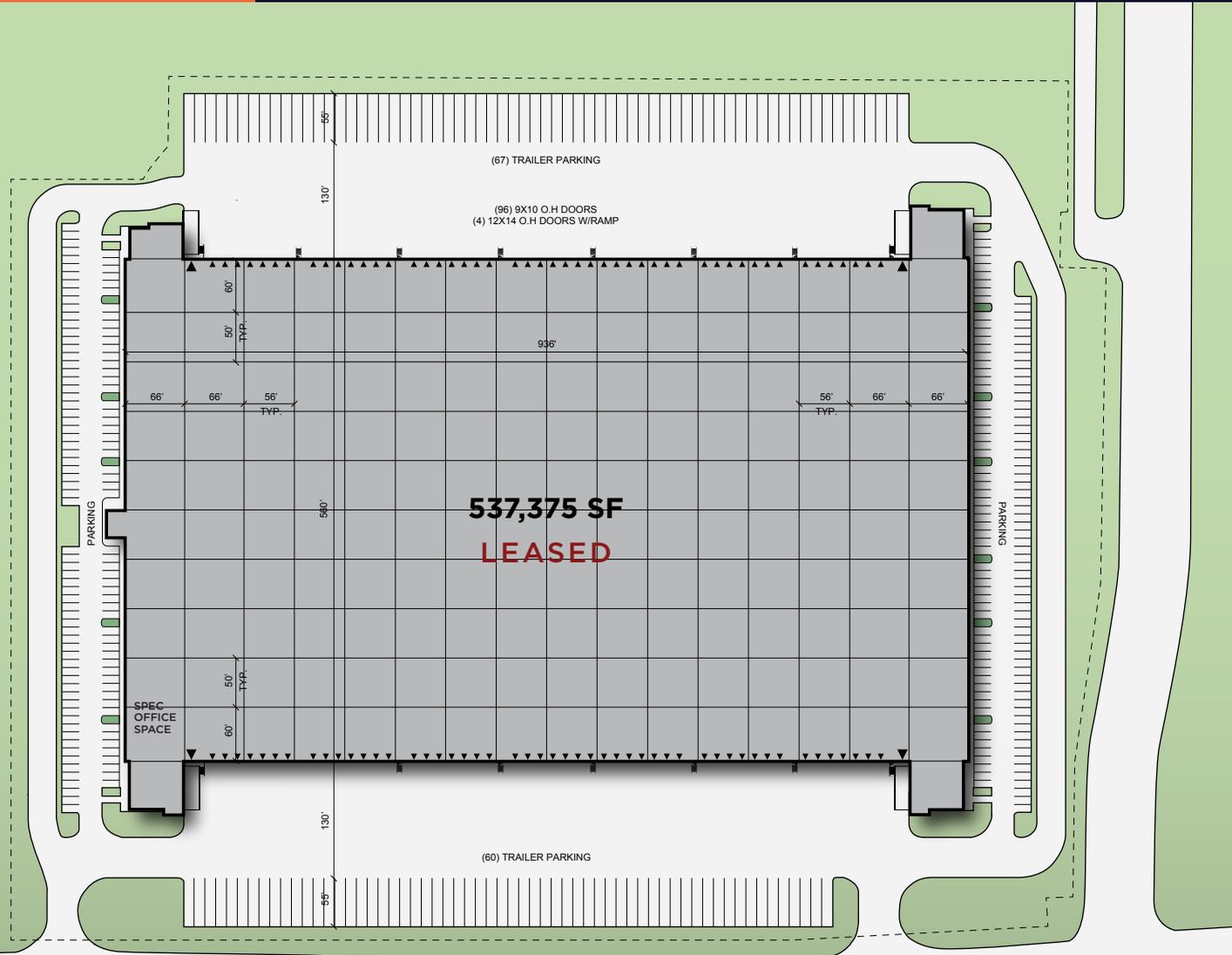


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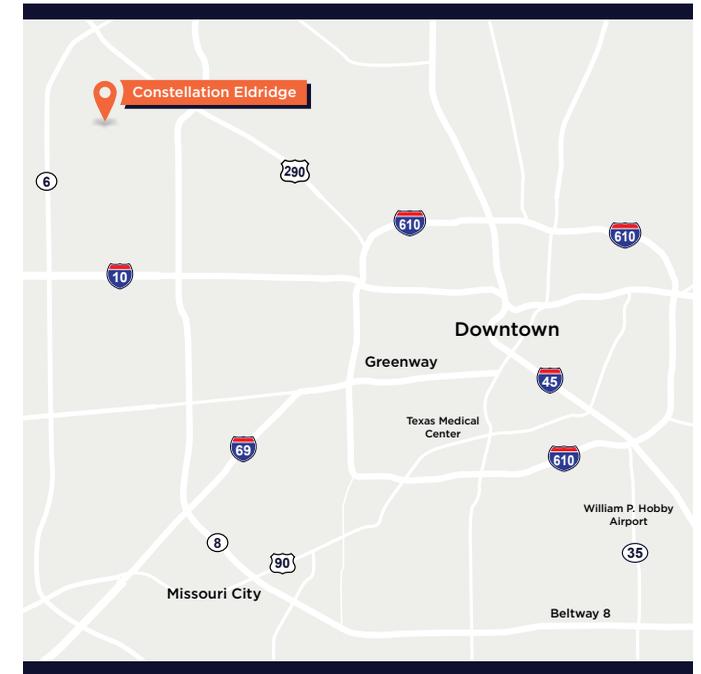
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BUILDING DETAILS

- 537,375 SF
- Spec Office Space: 3,473 SF
- Cross-dock configuration
- 40' minimum clear height
- 185' truck courts
- 46 fully equipped 9'x10' overhead doors
- 50 non-equipped 9'x10' overhead doors
- 4 drive-in 12'x14' motorized overhead doors
- ESFR sprinkler
- 60' speed bay
- 56' typical column spacing
- 127 trailer spaces
- 241 parking spaces



NORTH ELDRIDGE PARKWAY



Faron Wiley

Senior Vice President
713.577.1839 | Direct
713.545.0630 | Mobile
faron.wiley@cbre.com

Joseph Smith

Senior Vice President
713.577.1847 | Direct
832.723.1566 | Mobile
joseph.smith@cbre.com



J.W. Fields

Partner
281.698.5911 | Direct
512.784.9770 | Mobile
jwf@constellationrep.com

Robert Veal

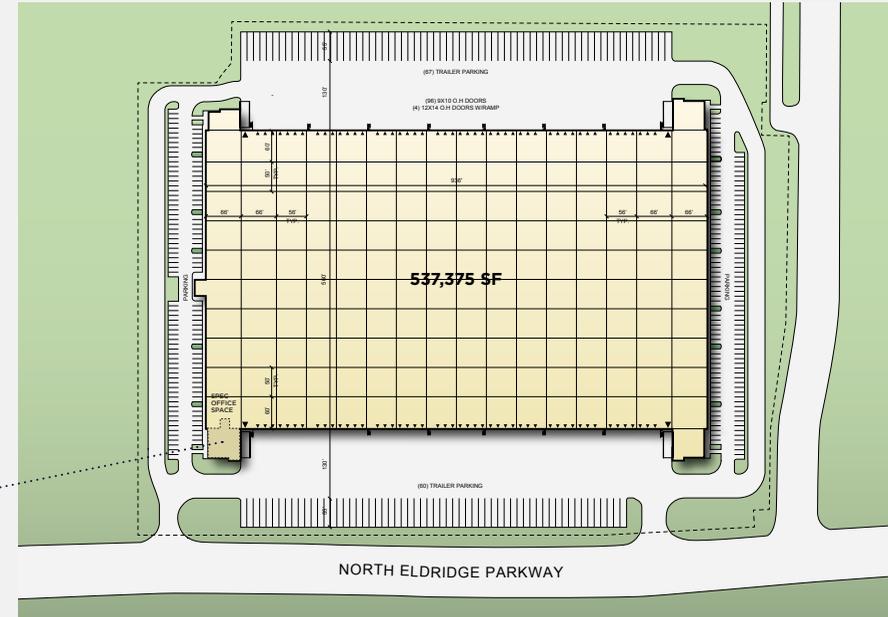
Development Associate
281.698.5912 | Direct
615.495.9442 | Mobile
robertv@constellationrep.com

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