

# KBS



## Clay Crossing Business Center



**FOR LEASE**

*From* 12,060 SF  
*To* 44,883 SF

11335 Clay Road, Suite 100 - Houston, TX 77041

Master-planned environment project with outstanding visibility and corporate identity in NW Houston.

*Proudly Leased and Managed by*

**T TRANSWESTERN®**

# Clay Crossing Business Center

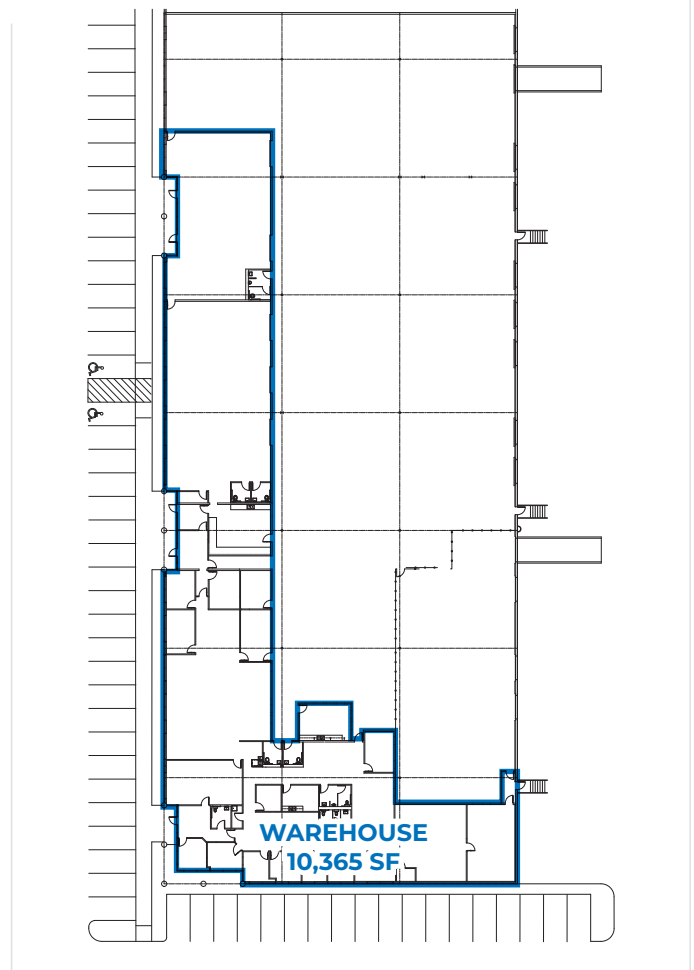
## Floor Plan

*Existing Plan*

SUITE	100
SQ FT	12,060 - 44,883 SF
OFFICE SPACE	10,365 SF
WAREHOUSE	34,518 SF

### BUILDING FEATURES

- Varying sizes to accommodate several different sizes and users.
- Master planned environment with 24/7 Access
- Outstanding visibility and corporate identity
- Excellent accessibility
- Tilt-up concrete construction
- 100% HVAC
- Cost effective alternative to full gross office space with no add on factor
- Productive and exclusive working environment with ability to control HVAC and electrical usage



### SPACE FEATURES



Dock High  
Rear Load



Two (2)  
Drive-in Ramp



20' Average  
Clear Height



Corner Space with  
Abundant Glass



Abundant  
Parking



Fully  
Fire Sprinkler

FOR LEASING INFORMATION, PLEASE CONTACT:

**Darryl Noon**

(713) 270.3325

darryl.noon@transwestern.com

**Brian Gammill**

(713) 270.3321

brian.gammill@transwestern.com

# KBS

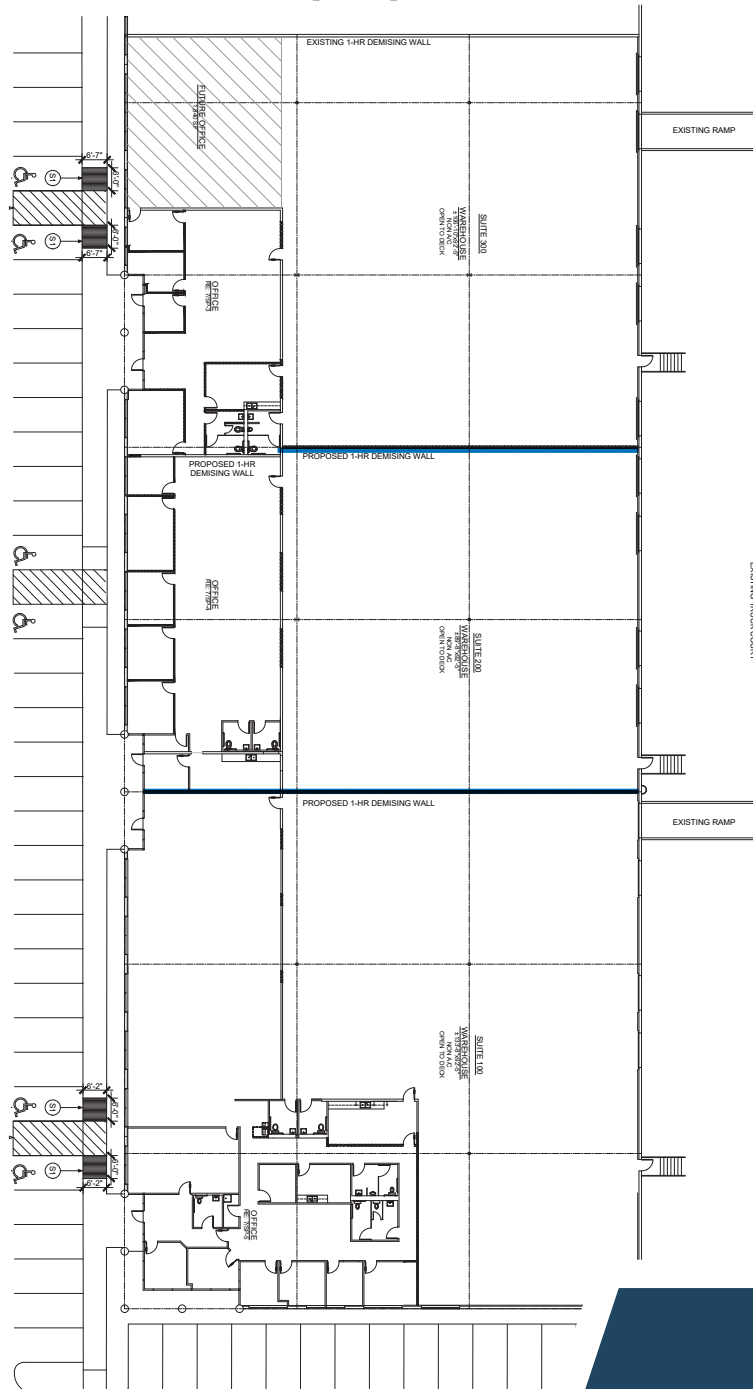
*Proudly Leased and Managed by*

**T TRANSWESTERN®**

# Clay Crossing Business Center

## Floor Plan

*Proposed Spec Suites*



FOR LEASING INFORMATION, PLEASE CONTACT:

**Darryl Noon**

(713) 270.3325

darryl.noon@transwestern.com

**Brian Gammill**

(713) 270.3321

brian.gammill@transwestern.com

# KBS

*Proudly Leased and Managed by*

**T TRANSWESTERN®**



# Clay Crossing Business Center

## Aerial Map

11335 Clay Road, Suite 100 - Houston, TX 77041



FOR LEASING INFORMATION, PLEASE CONTACT:

**Darryl Noon**

(713) 270.3325

darryl.noon@transwestern.com

**Brian Gammill**

(713) 270.3321

brian.gammill@transwestern.com

# KBS

*Proudly Leased and Managed by*

**T TRANSWESTERN®**