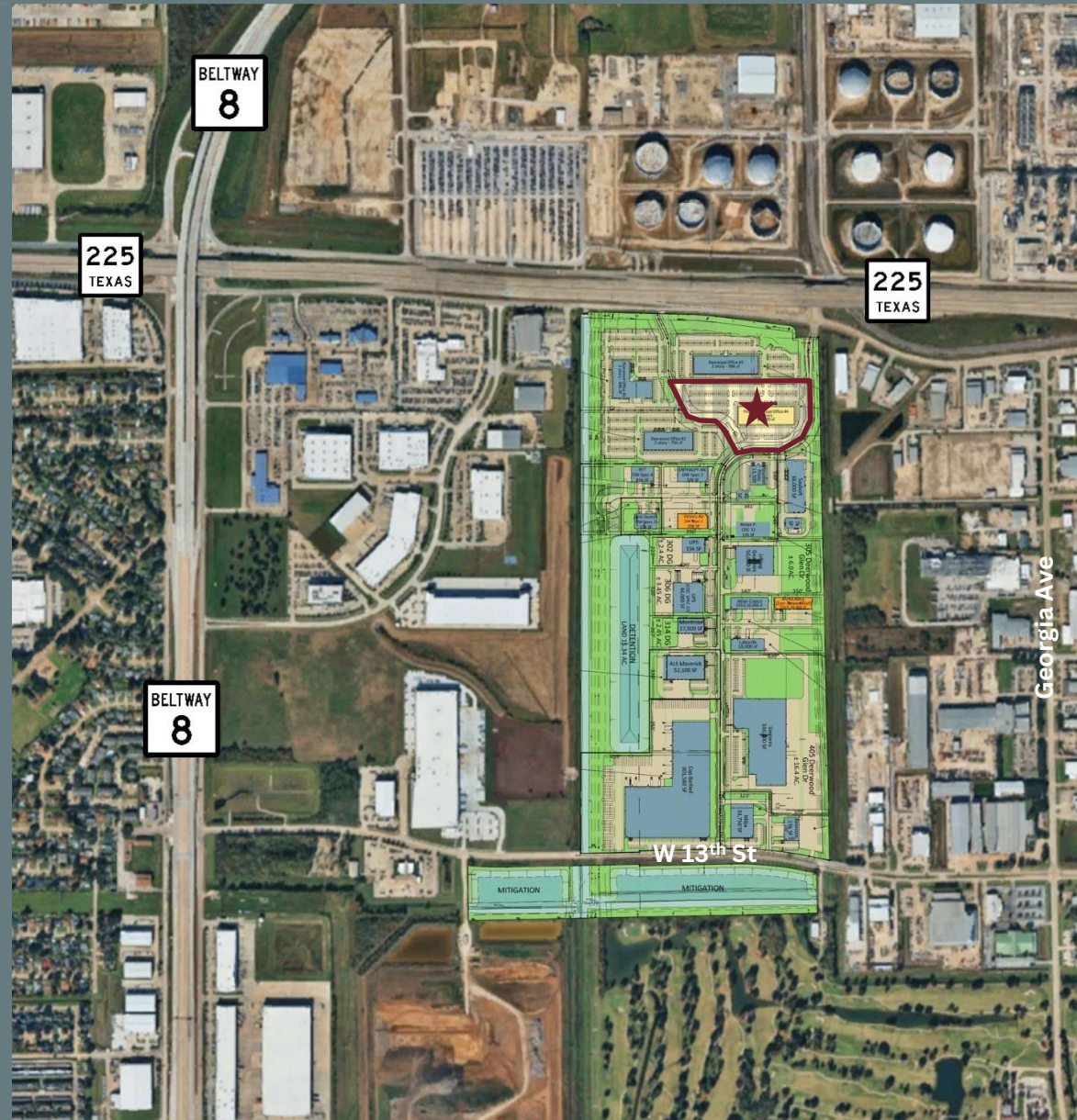
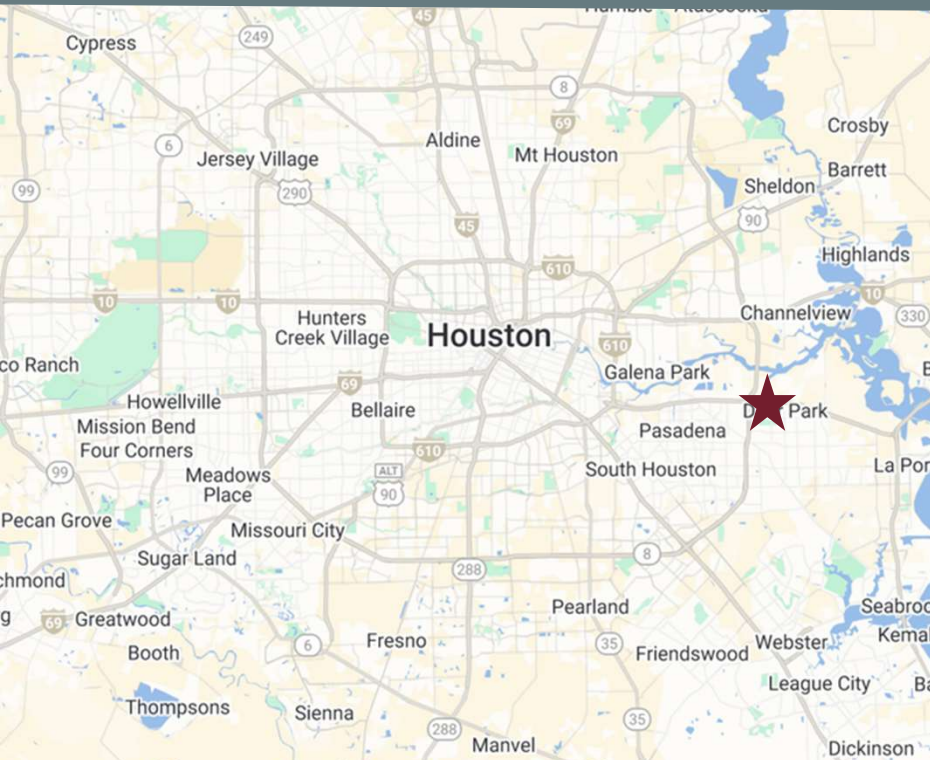


4480 Highway 225
Deer Park, Texas 77536
City of Deer Park

Up to 86,750 SF Office Available

FOR LEASE



COPELAND RHEA
crhea@claydevelopment.com
(713) 789-2529

CATHERINE CHAPMAN
cchapman@claydevelopment.com
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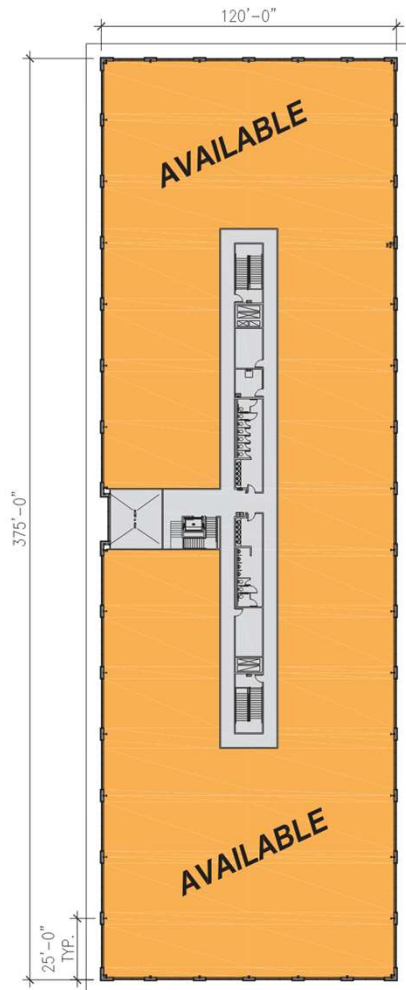
Deerwood Glen Business Park

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

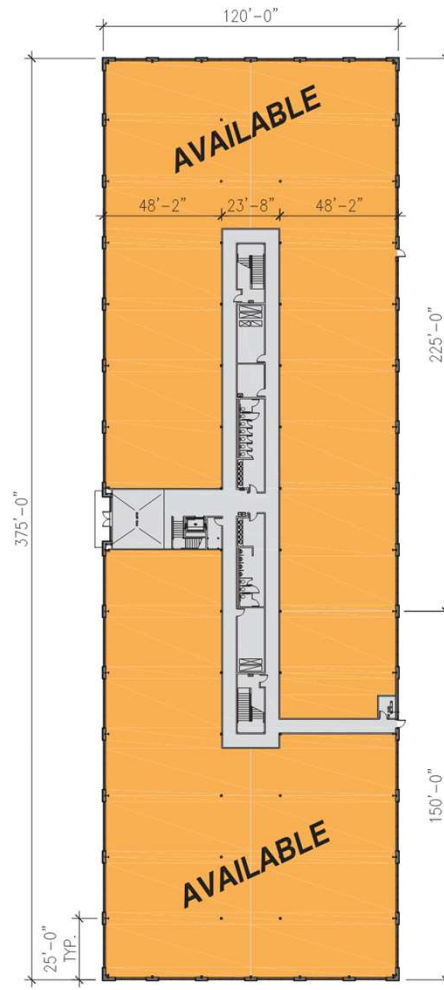
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Up to 86,750 SF Office Available

FOR LEASE



2ND FLOOR
±44,357 s.f. AVAILABLE



1ST FLOOR
±42,396 s.f. AVAILABLE

Building Features

- **Total Office Building: ±86,750 SF**
- **Divisible**
- **Total Acres: ±7.50 Acres**
- **Parking Ratio: 4.5 spaces/1,000 SF**
- **Regional Detention**
- **Deed restricted business park with professional management**
- **Proposed new two-story Class A office building**
- **High visibility from Hwy 225 and excellent access to Beltway 8 and 13th Street.**
- **Efficient floor plate with no interior columns.**

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