

# AVAILABLE BELLAIRE OFFICE/WAREHOUSE 5304 ASHBROOK DRIVE | HOUSTON, TX 77081



TRANSWESTERN®

5,803 – 12,400 RSF AVAILABLE  
— BUILDING SIGNAGE AVAILABLE —



## SPACE FEATURES:

**RSF:** 5,803 SF Office - 1st Floor  
5,365 SF Office - 2nd Floor  
1,232 SF Warehouse

**Clear Height:** 20'

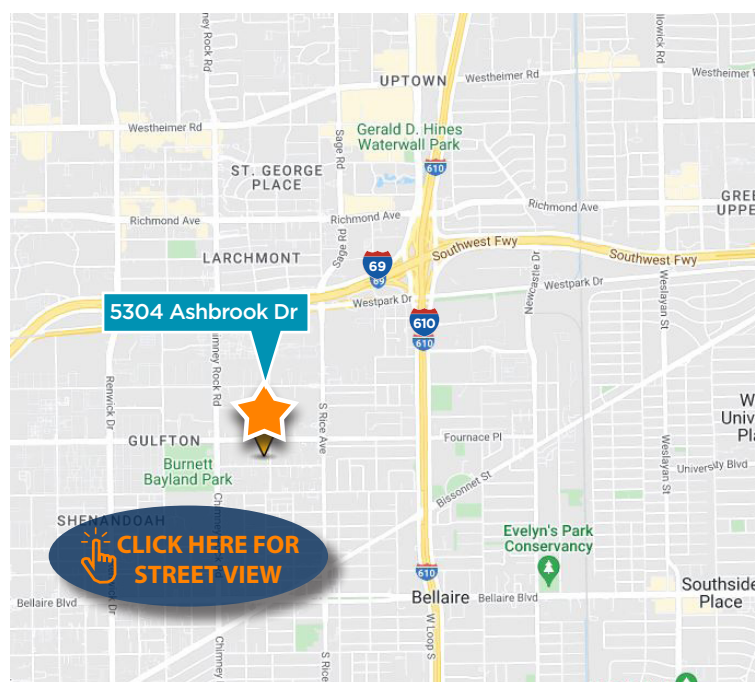
**Doors:** (2) Overhead Grade Level (10' x 14')

**Parking:** 3.0/1,000 SF

**Asking Rate:** Negotiable

## Notes:

- Warehouse Lift
- On-site ownership/management
- Above standard finishes in office area
- Fenced yard with security cameras



**MARGARET ANN COOK**  
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macook@fritscheanderson.com



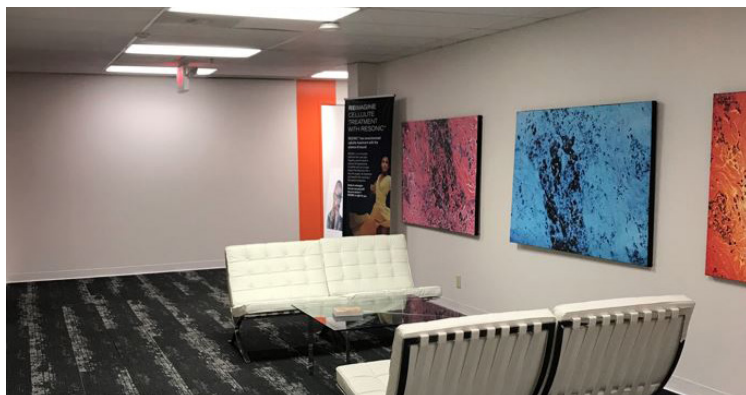
**BOBBIE BOZARTH**  
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WAITING AREA



CONFERENCE



HUDDLE ROOM



KITCHEN



DOORS TO WAREHOUSE



YARD



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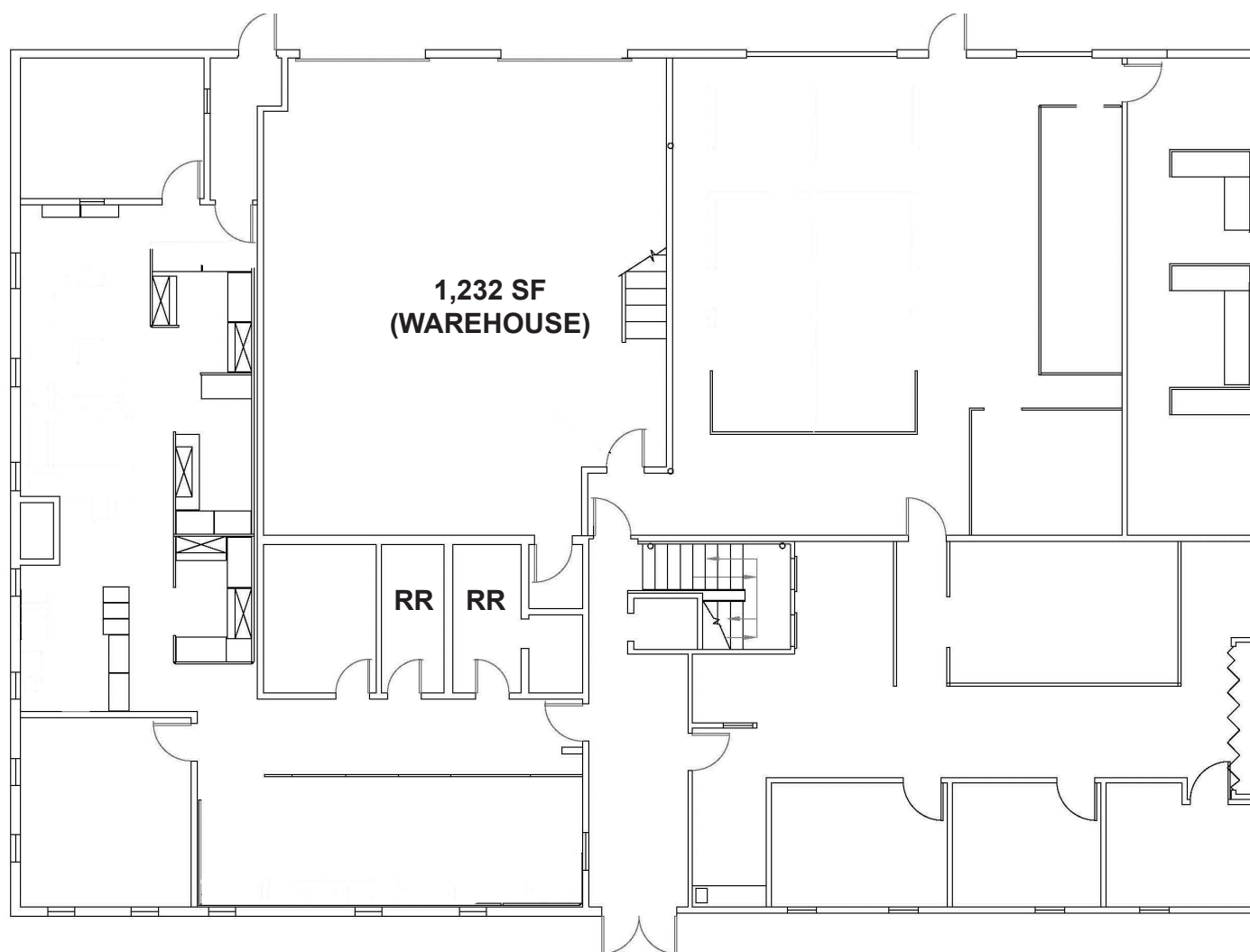
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## 1ST FLOOR



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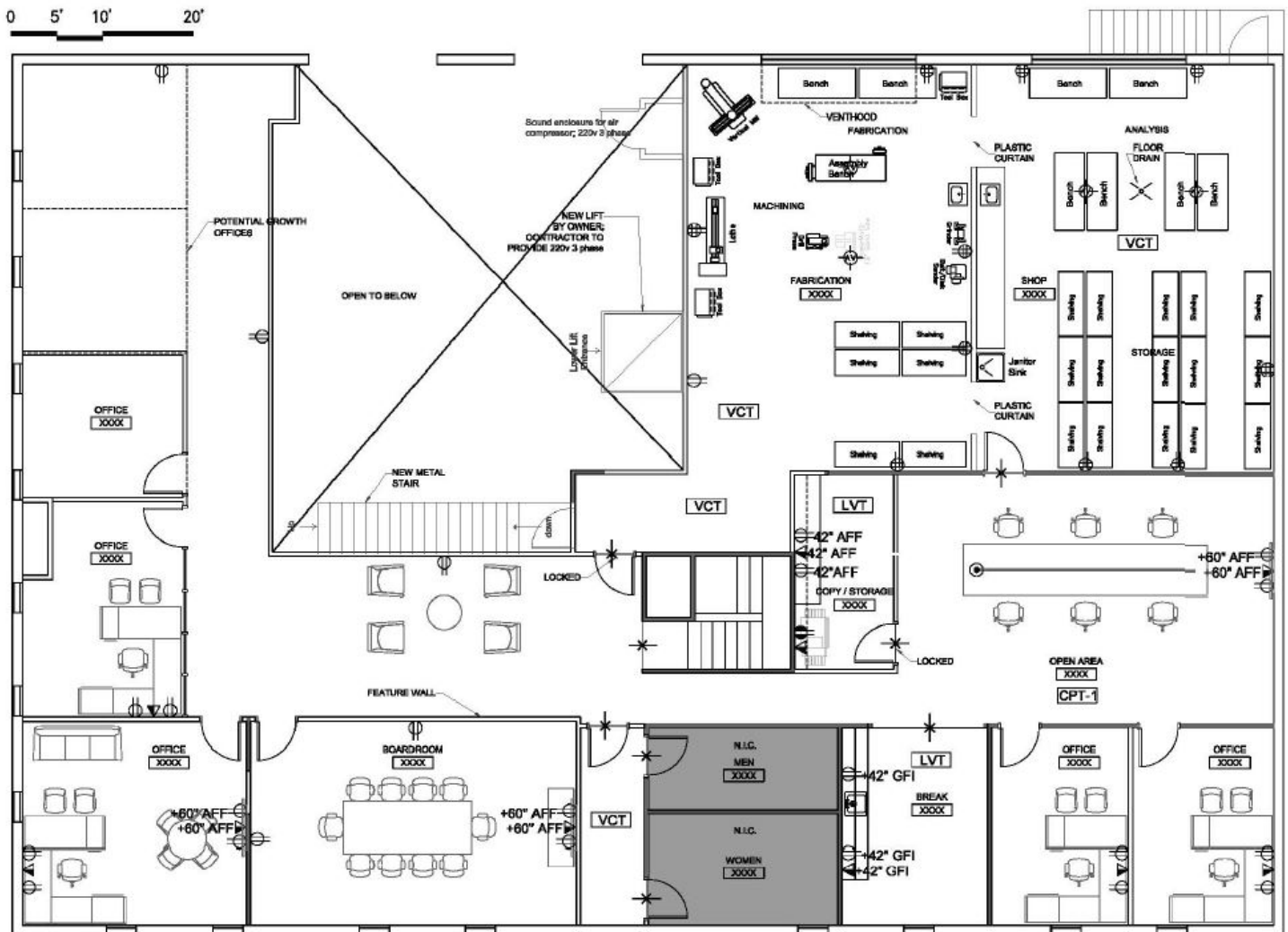
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## 2ND FLOOR

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