



For Lease

Frazier Business Park

1300 South Frazier Street Conroe, Texas 77301

625 SqFt. - 2,500 SqFt. Office and Industrial Suites Available for Lease

Frazier Business Park

PROPERTY FEATURES

- The Frazier Business Park consists of 4 industrial buildings comprising approximately 101,000 square feet of leasable space
- The property consists office/warehouse suites ranging in size from 625 square feet to 2,500 square feet
- Each building on site is an exposed aggregate concrete tilt-up metal-frame structure with a metal standing-seam pitched roof
- Each industrial suite has an air-conditioned office of at least 192 square feet, a person door, a bathroom, and a roll up door. The work space has 12' of clearance.
- Each office suite has standard 8' drop ceilings, an entry reception area, private office space, a kitchenette, and a bathroom.



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AVAILABLE UNITS



Office Suites:

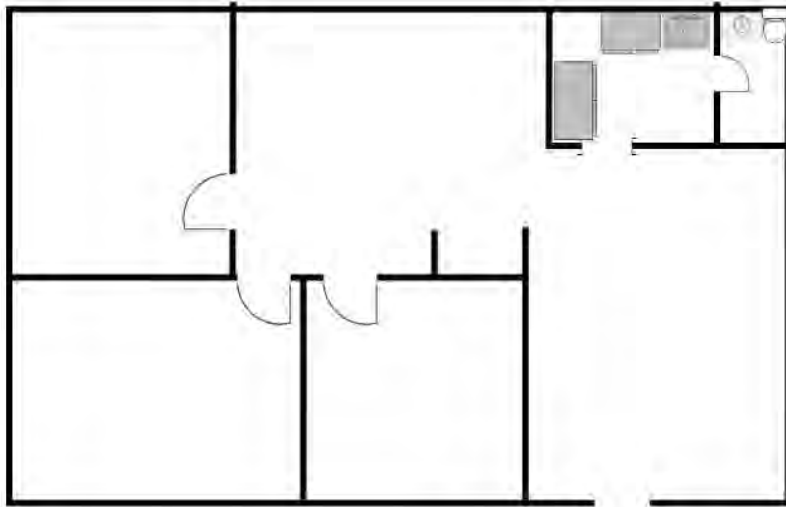
- Standard layout ranges from 625 SF to 1,000 SF
- Showroom office suite (1,250 SF)
- Private restrooms
- Assigned parking
- Kitchenette

Industrial Suites:

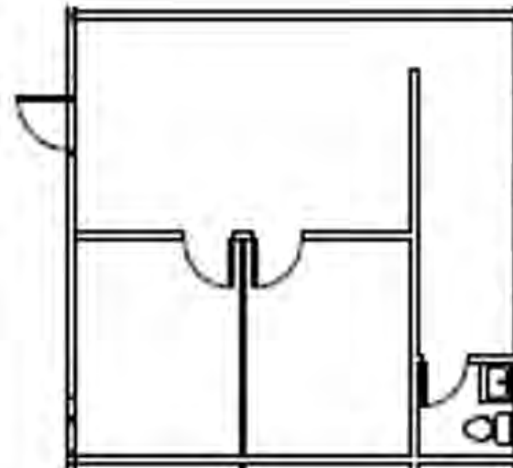
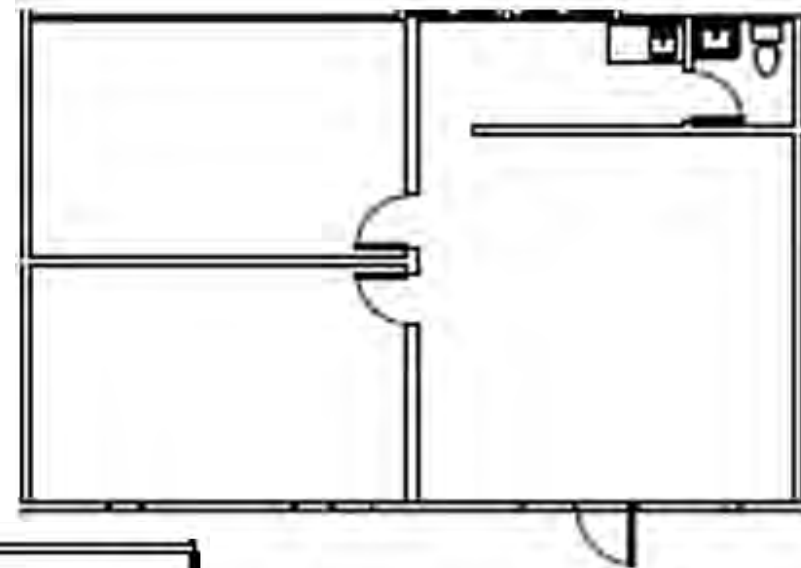
- Standard layout ranges from 625 SF to 2,500 SF
- Triple office + warehouse suite (3,750 SF)
- Each warehouse has attached office space
- Assigned parking
- Private restroom

Standard Office Suite Floor Plans

1,000 SF Office



1,000 SF Office



625 SF Office

Office suite interiors vary between units. Please visit www.FrazierBusinessPark.com for interior photos by suite.

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625 SF Offices

Amenities

- 625 SF office suite
- 2 private offices
- Private restroom
- Assigned outdoor parking

Pricing

- The first-year base rent rate is \$13.00 per year per square foot (\$677.08 per month) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$208.33 per month), resulting in all-in lease costs of \$885.42 per month for year 1 with 5% annual increases on base rent.
- Tenants responsible for their own electricity, internet, and phone bills.

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1,000 SF Offices

Amenities

- 1,000 SF office suite
- 2-3 private offices
- Private restroom
- Storage closet
- Kitchenette
- Assigned parking
- Central air conditioning

Pricing

- The first-year base rent rate is \$10.00 per year per square foot (\$833.33 per month total) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$333.33 per month), resulting in all-in lease costs of \$1,166.67 per month) for year 1 with 5% annual increases of the base rent.
- Tenants will also pay their own electricity, internet, and phone bills.



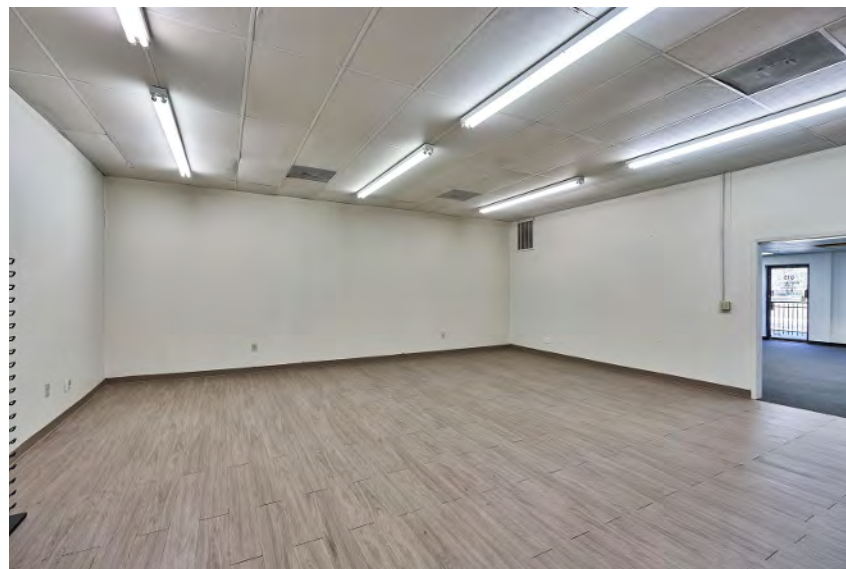
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Showroom Suite

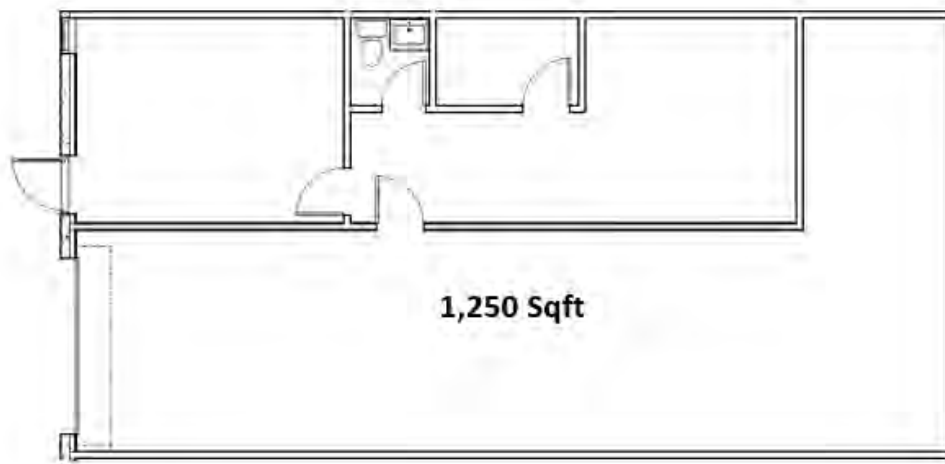
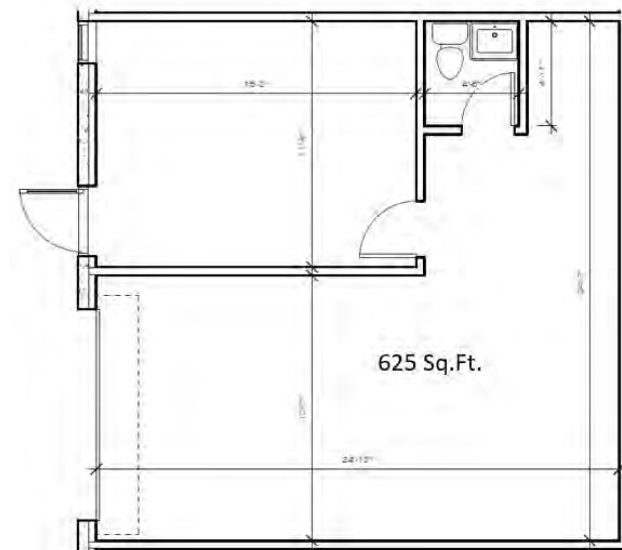
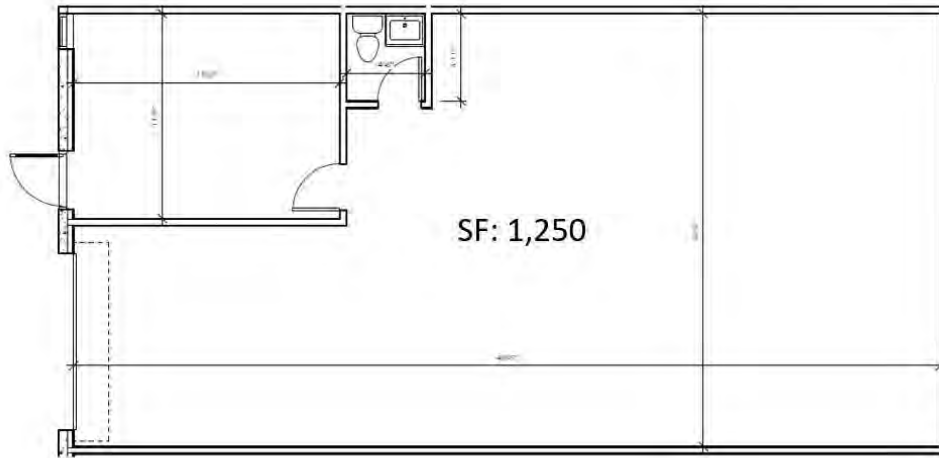
Amenities

- 1,250 square feet of showroom/flex space
- Private restroom
- Assigned parking
- Central air conditioning
-

Pricing

- The first-year base rent rate is \$9.00 per year per square foot (\$937.50 per month total) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$416.67 per month), resulting in all-in lease costs of \$1,354.17 per month) for year 1 with 5% annual increases on base rent.
- Tenants responsible for their own electricity, internet, and phone bills.

Standard Industrial Suite Floor Plans



Warehouse suite interiors vary between units. Please visit www.FrazierBusinessPark.com for interior photos by suite.

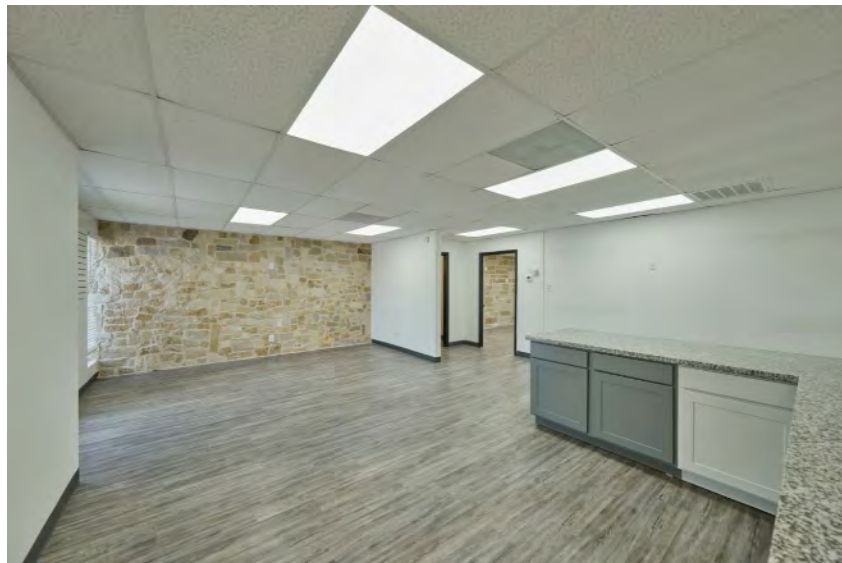
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Triple Office + Warehouse

Amenities

- 3,750 square feet of industrial space
 - 2,692 SqFt flex/office space
- Private restrooms
- Assigned Outdoor Parking
- High ceiling clearance warehouse with roll up door

Pricing

- The first-year base rent rate is \$8.00 per year per square foot (\$2,500.00 per month total) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,250.00 per month), resulting in all-in lease costs of \$3,750.00 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, internet, and phone bills.

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1,250 SF Warehouses



Amenities

- 1,250 SF (192 - 400 SF of Office + 1,058 Warehouse)
- - Private office
- - Private restroom
- - Assigned parking
- - High ceiling clearance warehouse
- - 1 Roll Up Door

Pricing

- The first-year base rent rate is \$8.00 per year per square foot (\$833.33 per month total) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$416.67 per month), resulting in all-in lease costs of \$1,250.00 per month for year 1 with 5% annual increases on base rent.
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Exterior Site Photos



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Contact Us!

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GRID
PROPERTY
MANAGEMENT, LLC

Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property.

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