



Offices Spaces - For Lease

17203 Red Oak Dr, Houston, TX 77090



Property Description

- Monthly Rent: \$1.25 P/SF/MO+NNN
- Available Spaces:
 - Suite #103: +/- 3,140 SF
 - Suite #202: +/- 2,701 SF
 - Suite #203: +/- 2,167 SF
- Positioned in the heart of the Northwest medical area, nearby HCA Houston Healthcare Northwest
- Renovated in 2017 resulting in modern two-story office complex surrounding a spacious atrium
- Main directory and elevator makes for seamless patient experience
- Abundant parking with additional reserved parking in the rear
- Located off of Cypress Creek Pkwy/FM 1960 Rd W within 1.3 miles of I-45, 6.9 miles from Sam Houston Tollway/BW-8, and 7.7 miles from Hwy 249
- Red Oak Dr recently expanded to four-lanes
- Ideal for diverse mix of professional tenants



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

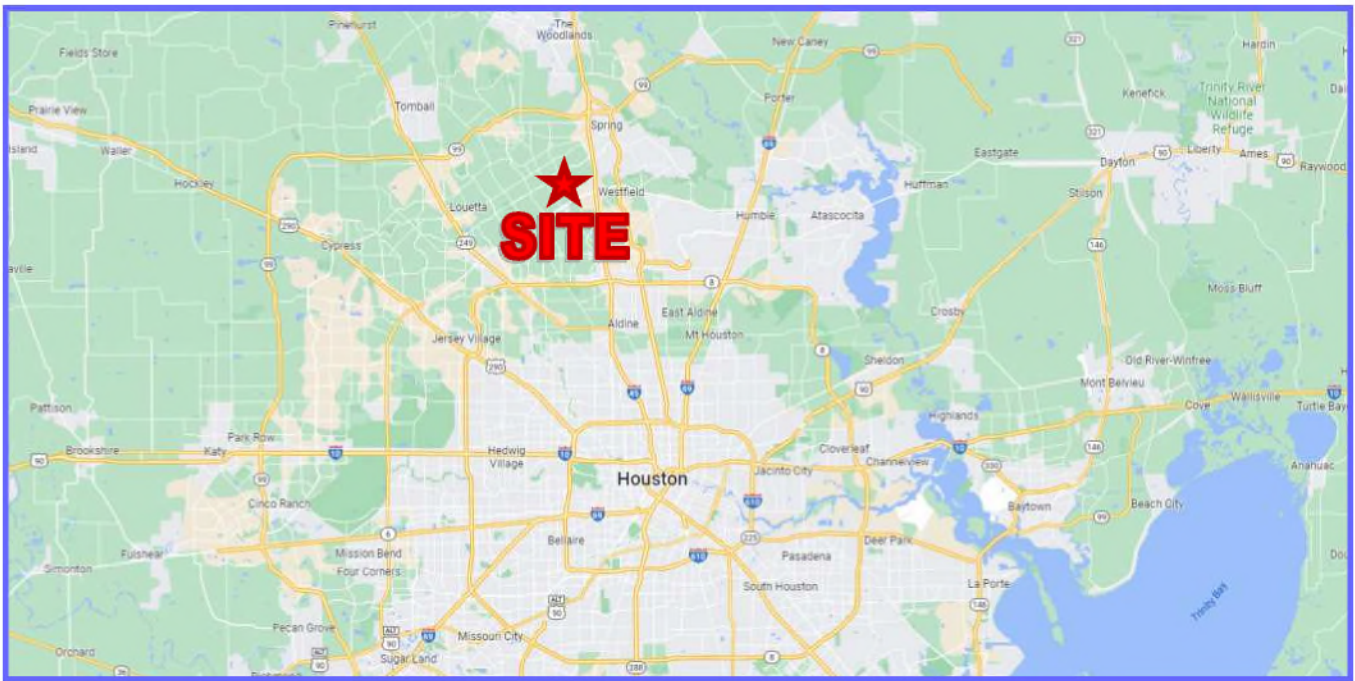
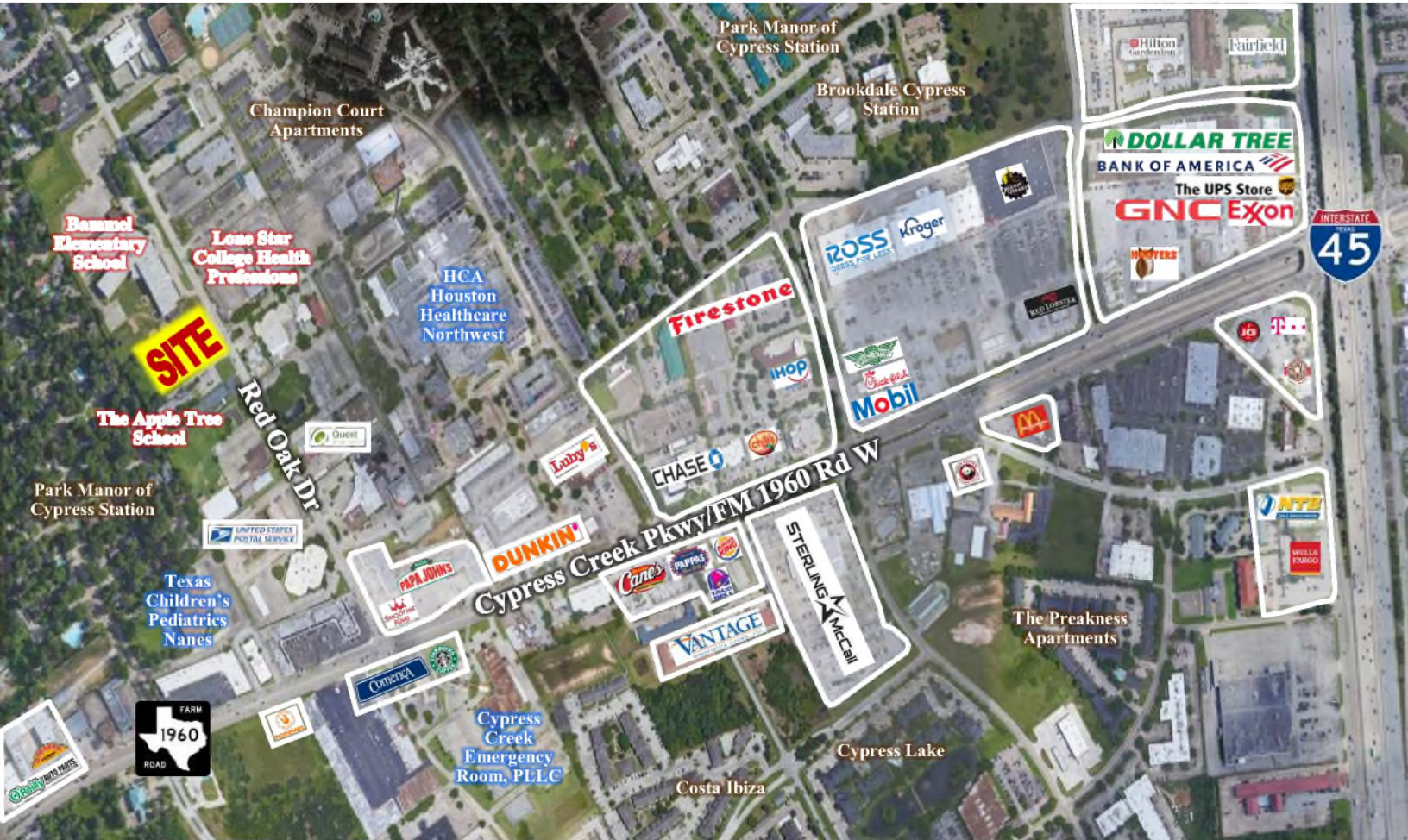
dannynguyen@dncommercial.net

www.dncommercial.net



Map View

17203 Red Oak Dr, Houston, TX 77090





Gorgeous Central Atrium

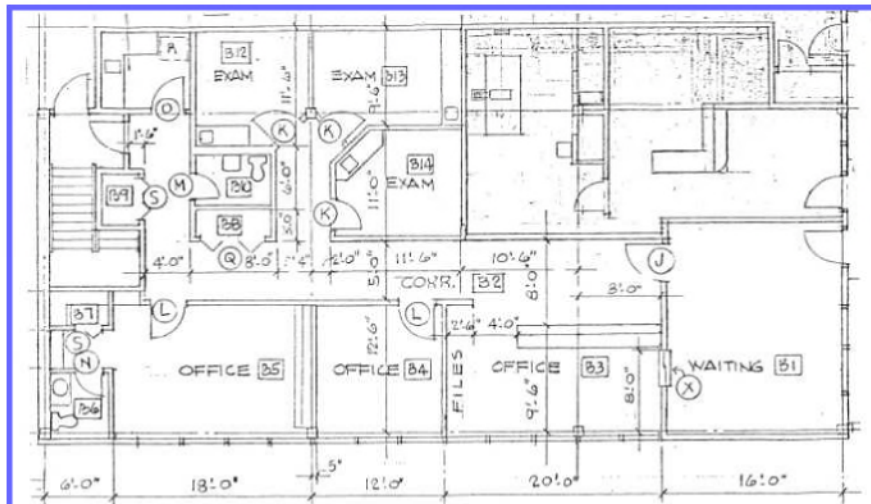
17203 Red Oak Dr, Houston, TX 77090



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

Available Space

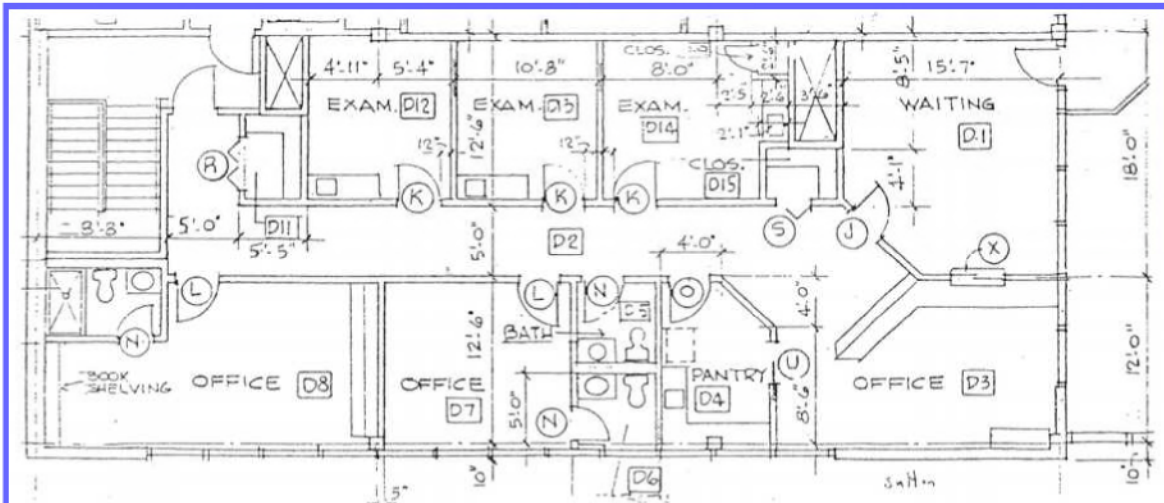
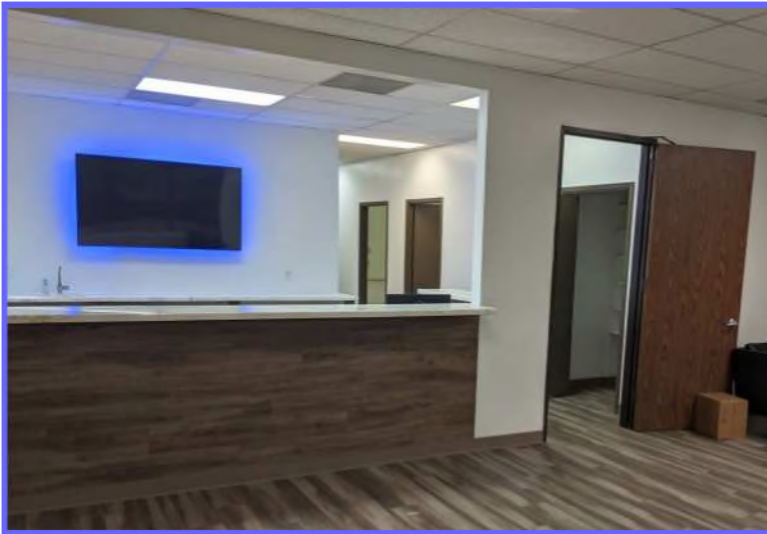
Suite #103 (First Floor) +/- 3,140 SF



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Available Space

Suite #203 (Second Floor) +/- 2,167 SF



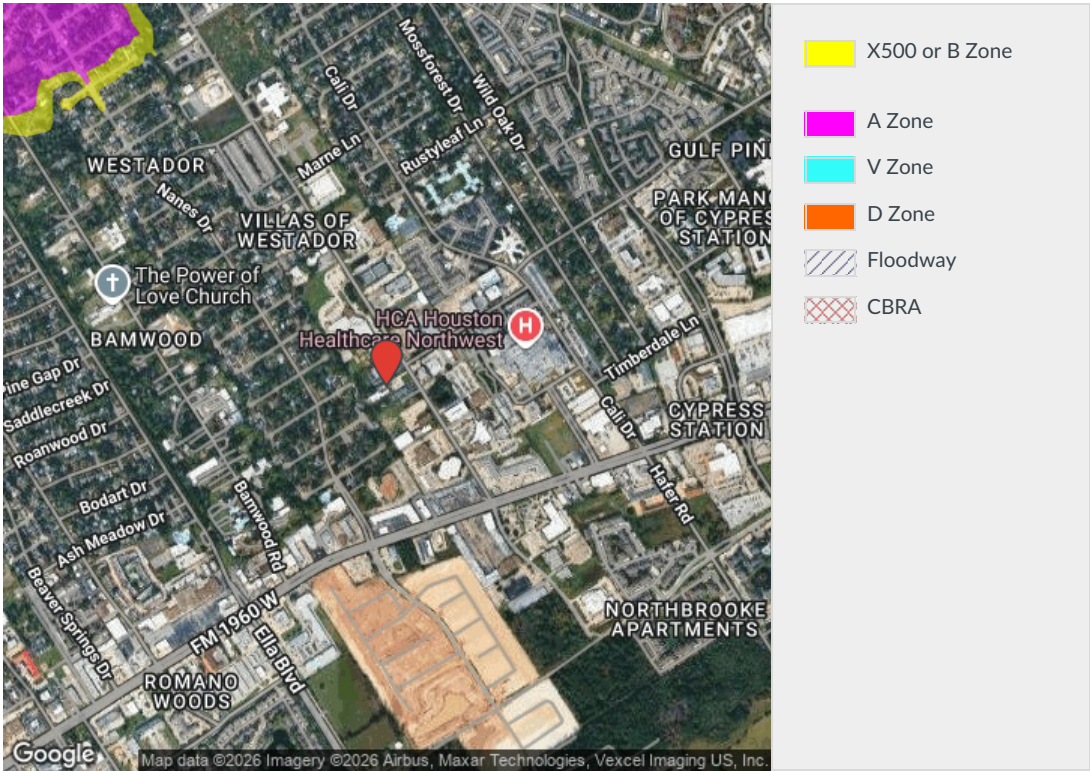
17203 RED OAK DR HOUSTON, TX 77090

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0265M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0265M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

17203 Red Oak Dr, Houston, Texas, 77090



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	17,203	77,412	152,832
2020 Population	20,172	96,913	183,798
2025 Population	20,186	98,274	195,191
2030 Population	20,849	100,553	204,303
2010-2020 Annual Rate	1.60%	2.27%	1.86%
2020-2025 Annual Rate	0.01%	0.27%	1.15%
2025-2030 Annual Rate	0.65%	0.46%	0.92%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	31.5	34.1	34.6
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	17.3%	26.5%	28.6%
Black Alone	53.3%	32.4%	27.0%
American Indian Alone	1.1%	1.5%	1.4%
Asian Alone	2.3%	5.8%	6.8%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	12.9%	18.6%	20.1%
Two or More Races	13.0%	15.1%	15.8%
Hispanic Origin	29.9%	39.2%	42.1%
Diversity Index	79.8	87.7	88.5

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	7,155	27,465	50,692
2020 Total Households	7,823	33,831	61,194
2025 Total Households	7,929	35,195	66,941
2030 Total Households	8,292	36,527	71,260
2010-2020 Annual Rate	0.90%	2.11%	1.90%
2020-2025 Annual Rate	0.26%	0.76%	1.72%
2025-2030 Annual Rate	0.90%	0.75%	1.26%
2025 Average Household Size	2.51	2.78	2.91
Wealth Index	43	80	78

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	29.4%	23.7%	21.8%
Median Household Income			
2025 Median Household Income	\$53,053	\$73,573	\$77,473
2030 Median Household Income	\$56,528	\$80,657	\$86,512
2025-2030 Annual Rate	1.28%	1.86%	2.23%
Average Household Income			
2025 Average Household Income	\$70,068	\$101,436	\$100,644
2030 Average Household Income	\$75,606	\$112,185	\$112,397
Per Capita Income			
2025 Per Capita Income	\$27,940	\$36,345	\$34,471
2030 Per Capita Income	\$30,455	\$40,791	\$39,146
2025-2030 Annual Rate	1.74%	2.33%	2.58%
Income Equality			
2025 Gini Index	43.9	44.4	43.8
Socioeconomic Status			
2025 Socioeconomic Status Index	41.6	44.9	43.6
Housing Unit Summary			
Housing Affordability Index	69	86	93
2010 Total Housing Units	8,465	31,941	55,445
2010 Owner Occupied Hus (%)	26.9%	56.1%	67.2%
2010 Renter Occupied Hus (%)	73.1%	43.9%	32.9%
2010 Vacant Housing Units (%)	15.5%	14.0%	8.6%
2020 Housing Units	8,867	37,087	65,195
2020 Owner Occupied HUs (%)	24.8%	51.5%	60.4%
2020 Renter Occupied HUs (%)	75.2%	48.5%	39.6%
Vacant Housing Units	11.9%	8.6%	6.3%
2025 Housing Units	9,022	38,664	71,300
Owner Occupied Housing Units	26.3%	52.3%	60.4%
Renter Occupied Housing Units	73.7%	47.7%	39.6%
Vacant Housing Units	12.1%	9.0%	6.1%
2030 Total Housing Units	9,450	40,053	75,773
2030 Owner Occupied Housing Units	2,480	19,627	43,144
2030 Renter Occupied Housing Units	5,812	16,900	28,116
2030 Vacant Housing Units	1,158	3,526	4,513

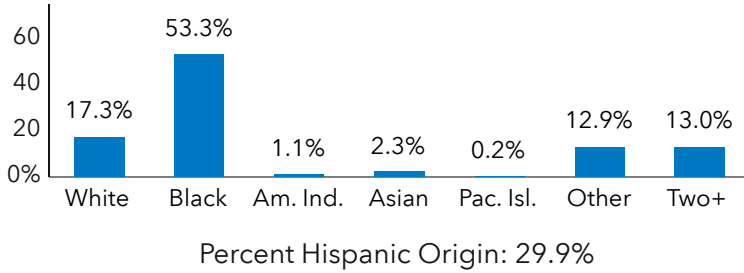
Graphic Profile

17203 Red Oak Dr, Houston, Texas, 77090

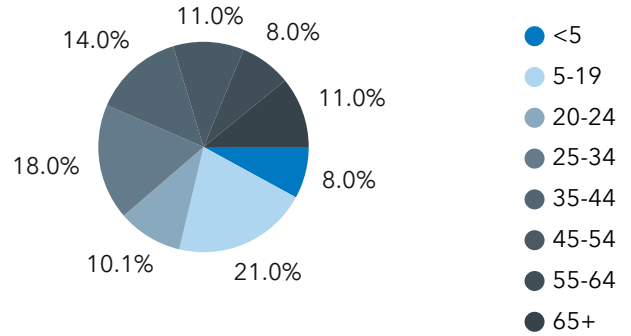


Ring band: 0 - 1 mile radius

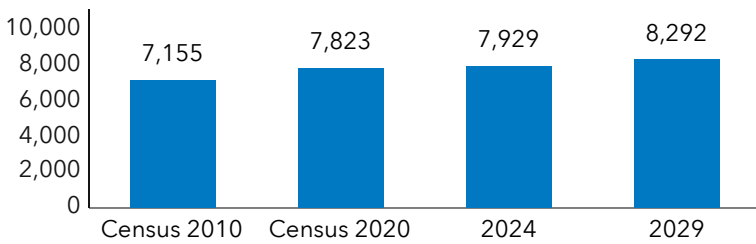
Population by Race



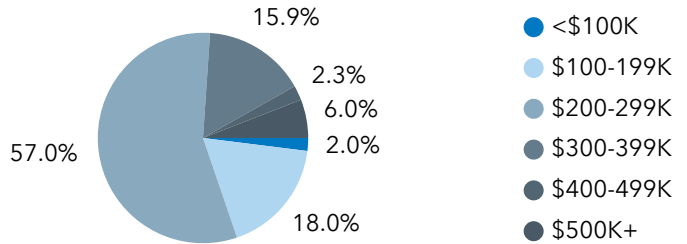
Population by Age



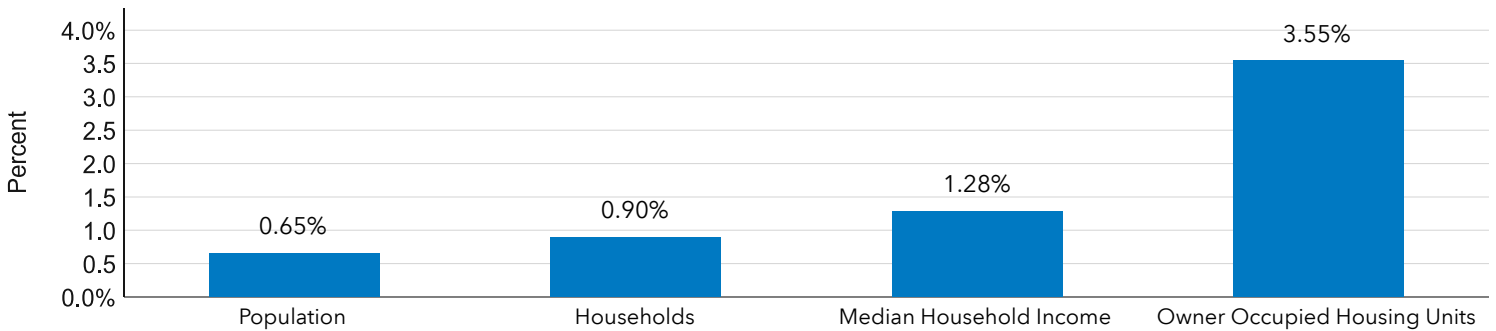
Households



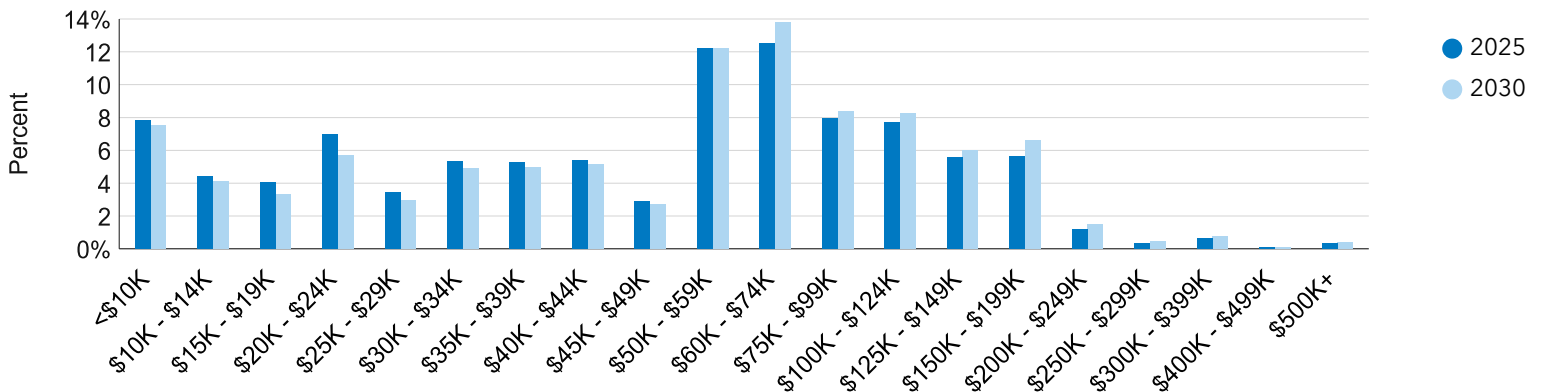
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

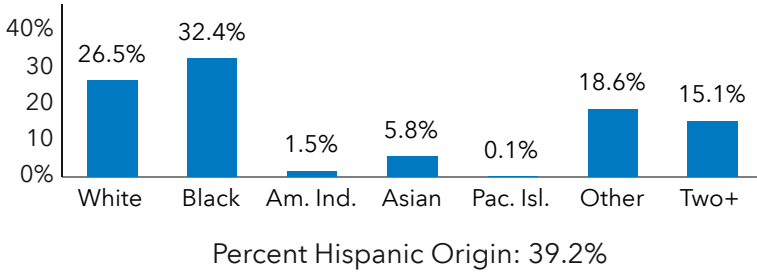
Graphic Profile

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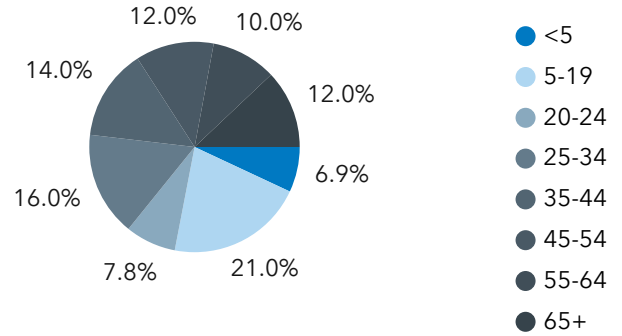


Ring band: 1 - 3 mile radius

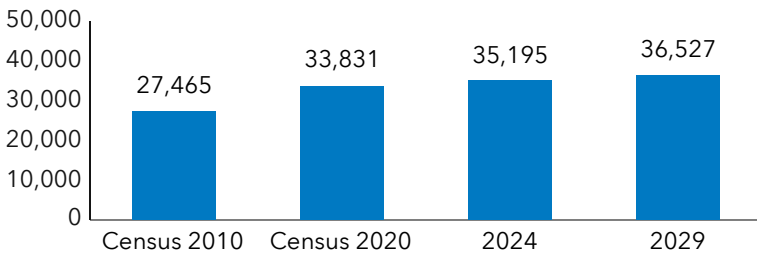
Population by Race



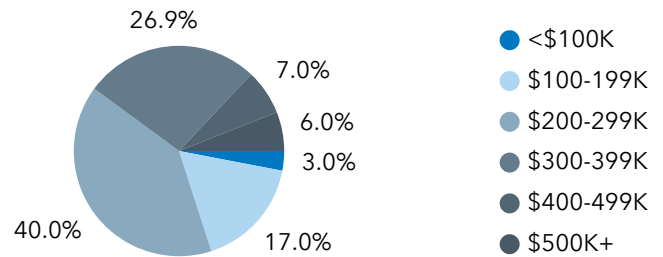
Population by Age



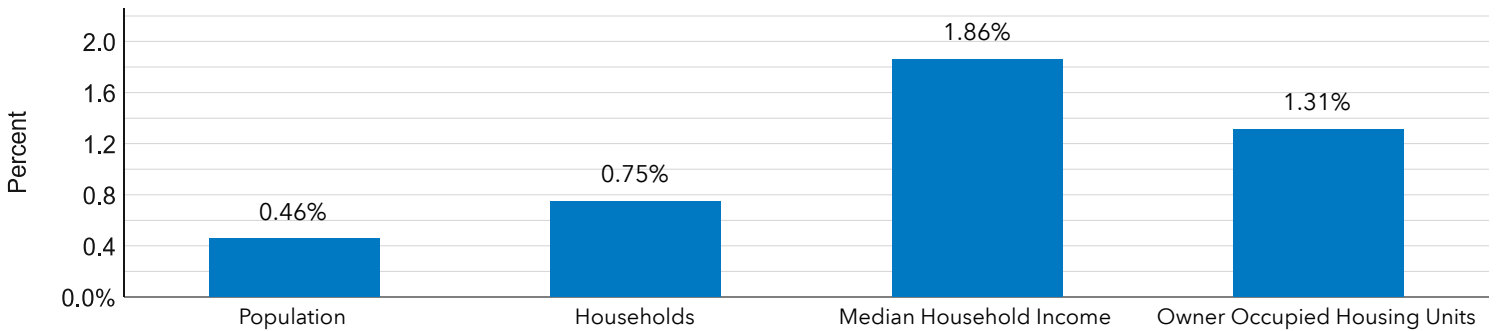
Households



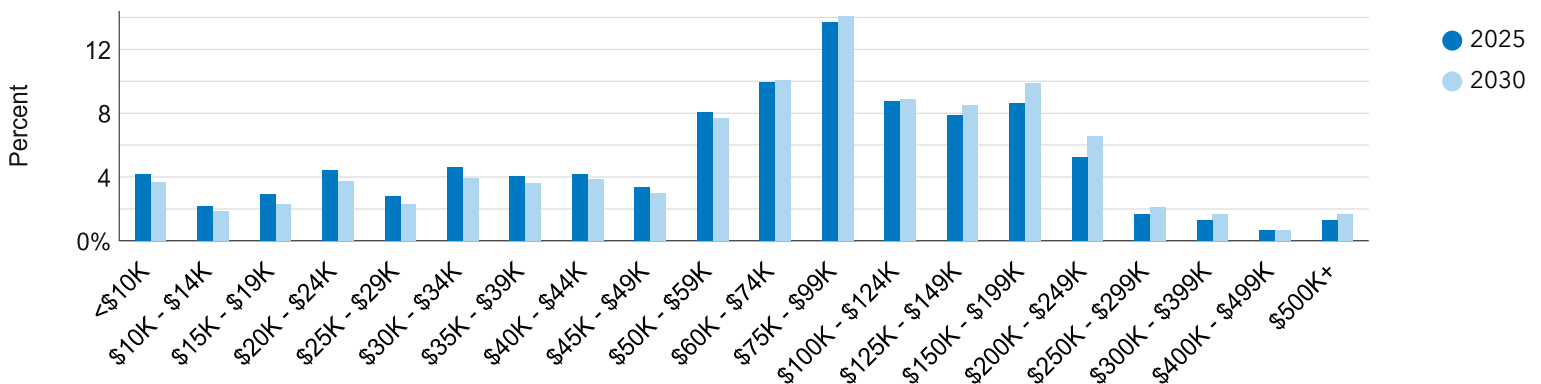
Home Value



2024-2029 Annual Growth Rate



Household Income



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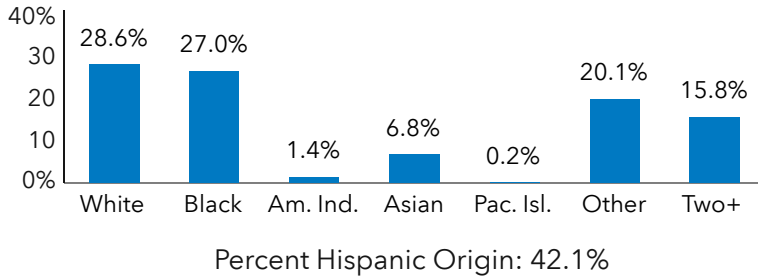
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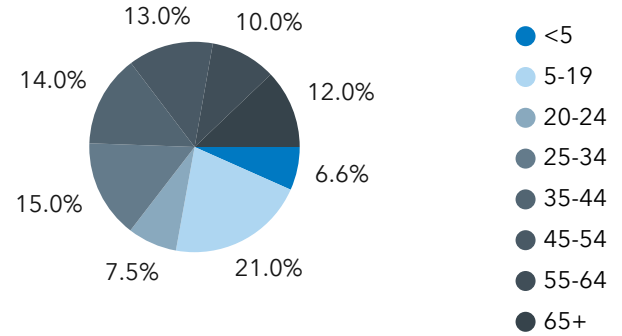


Ring band: 3 - 5 mile radius

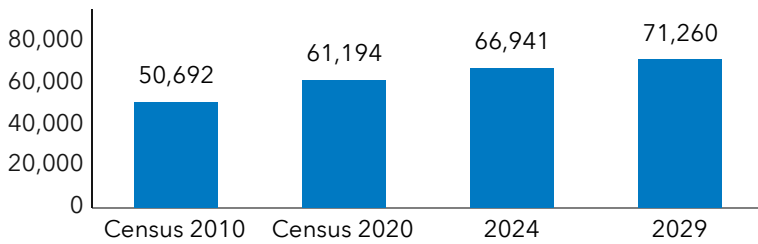
Population by Race



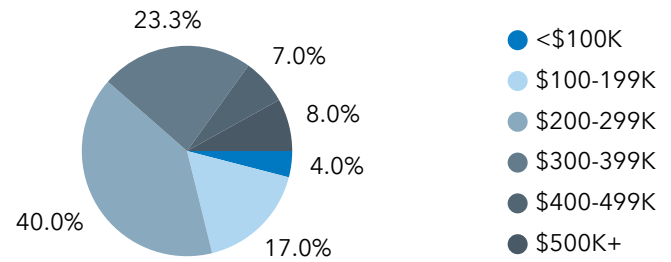
Population by Age



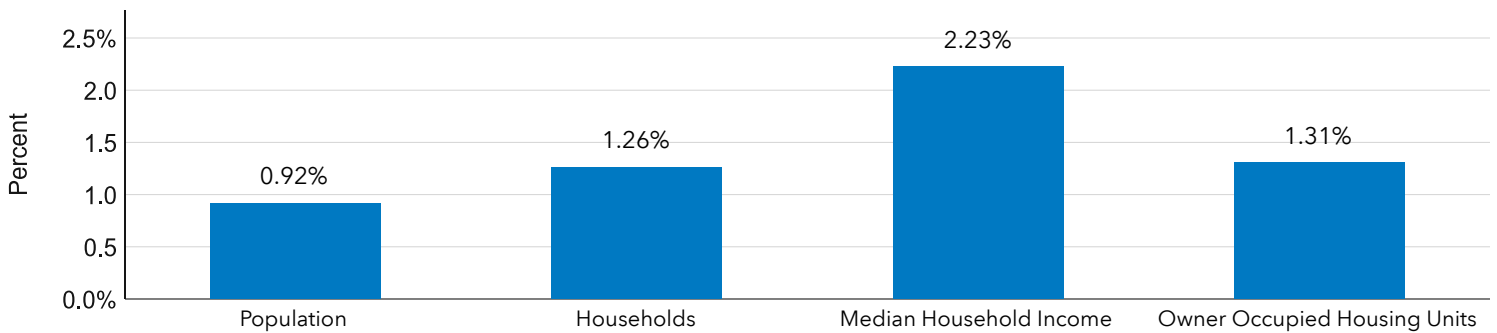
Households



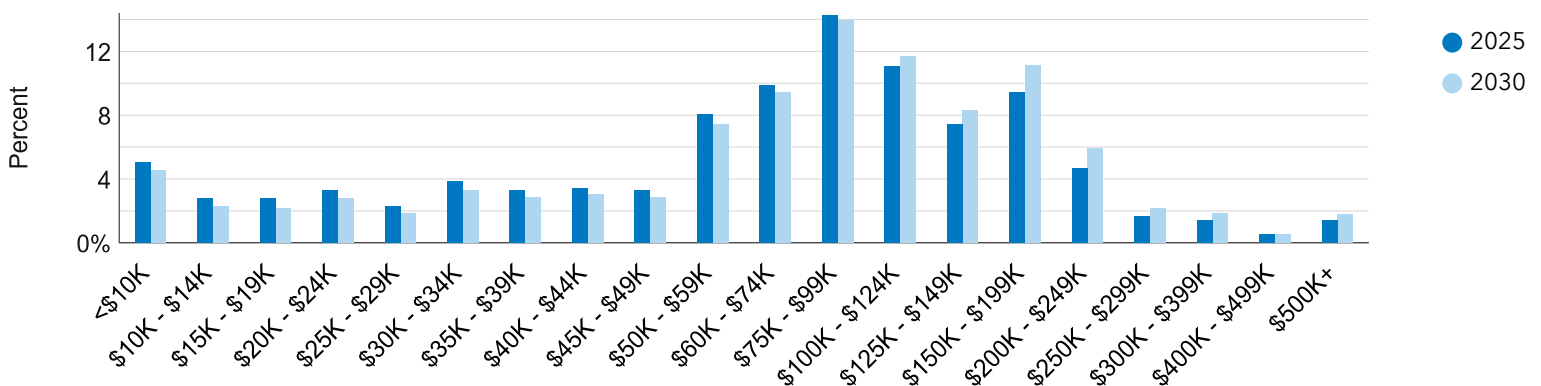
Home Value



2024-2029 Annual Growth Rate



Household Income



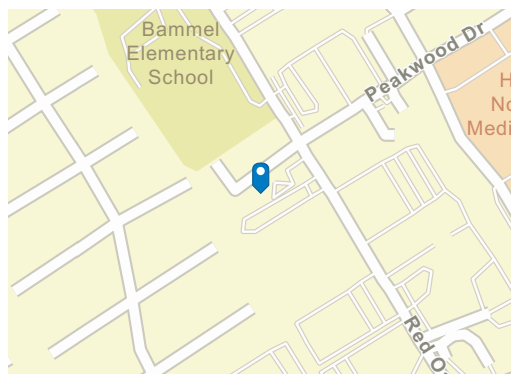
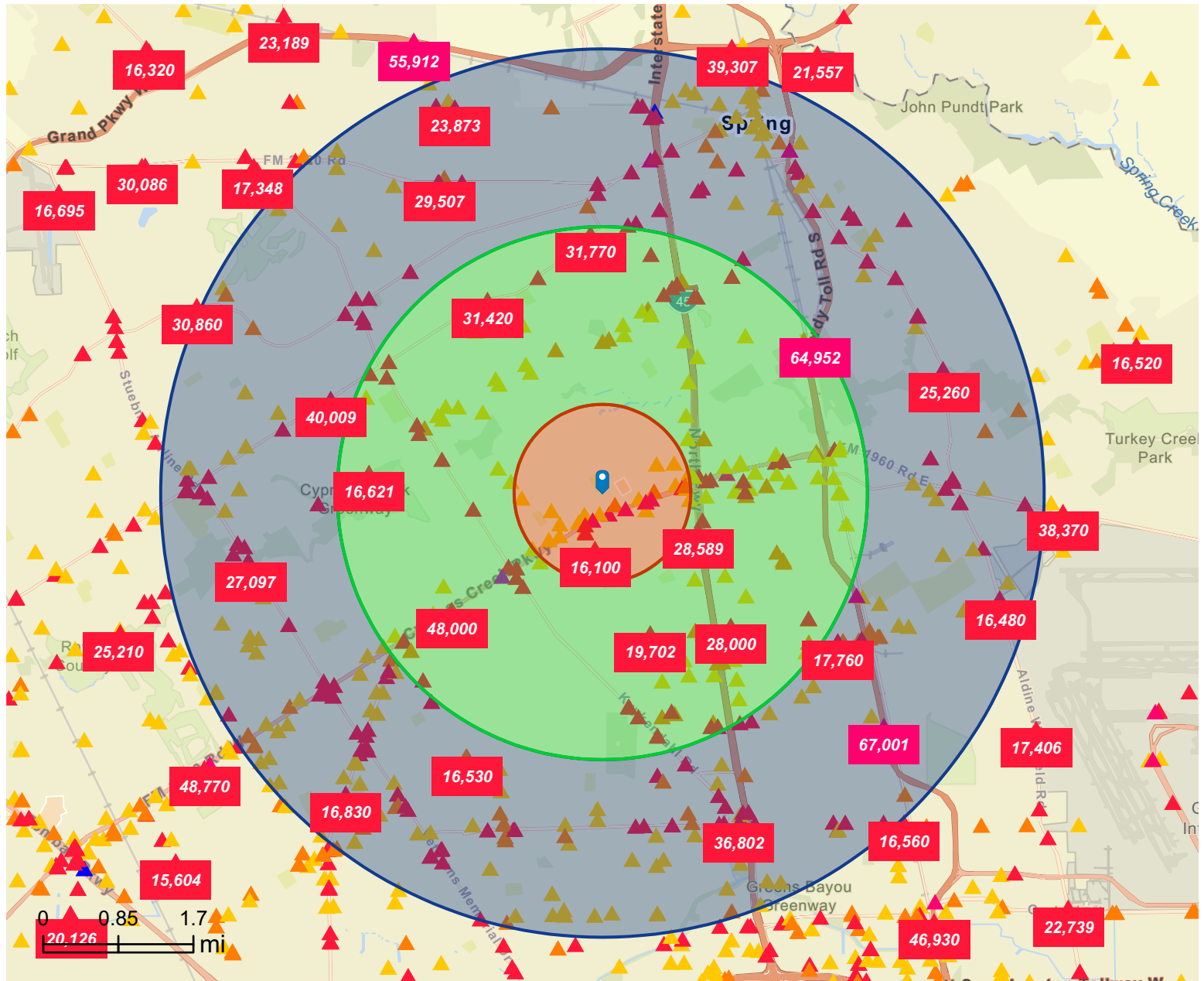
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

17203 Red Oak Dr, Houston, Texas, 77090

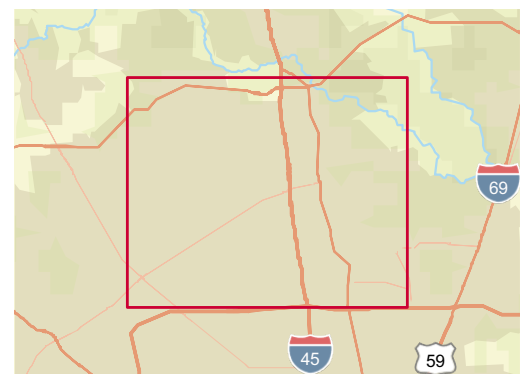


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



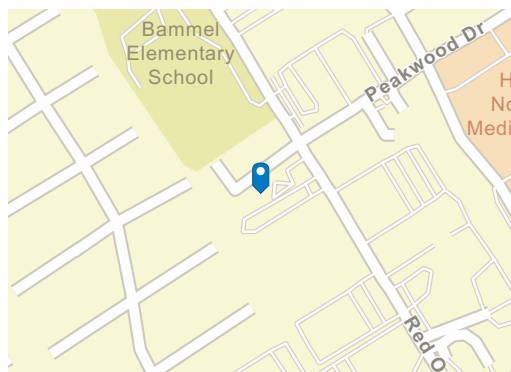
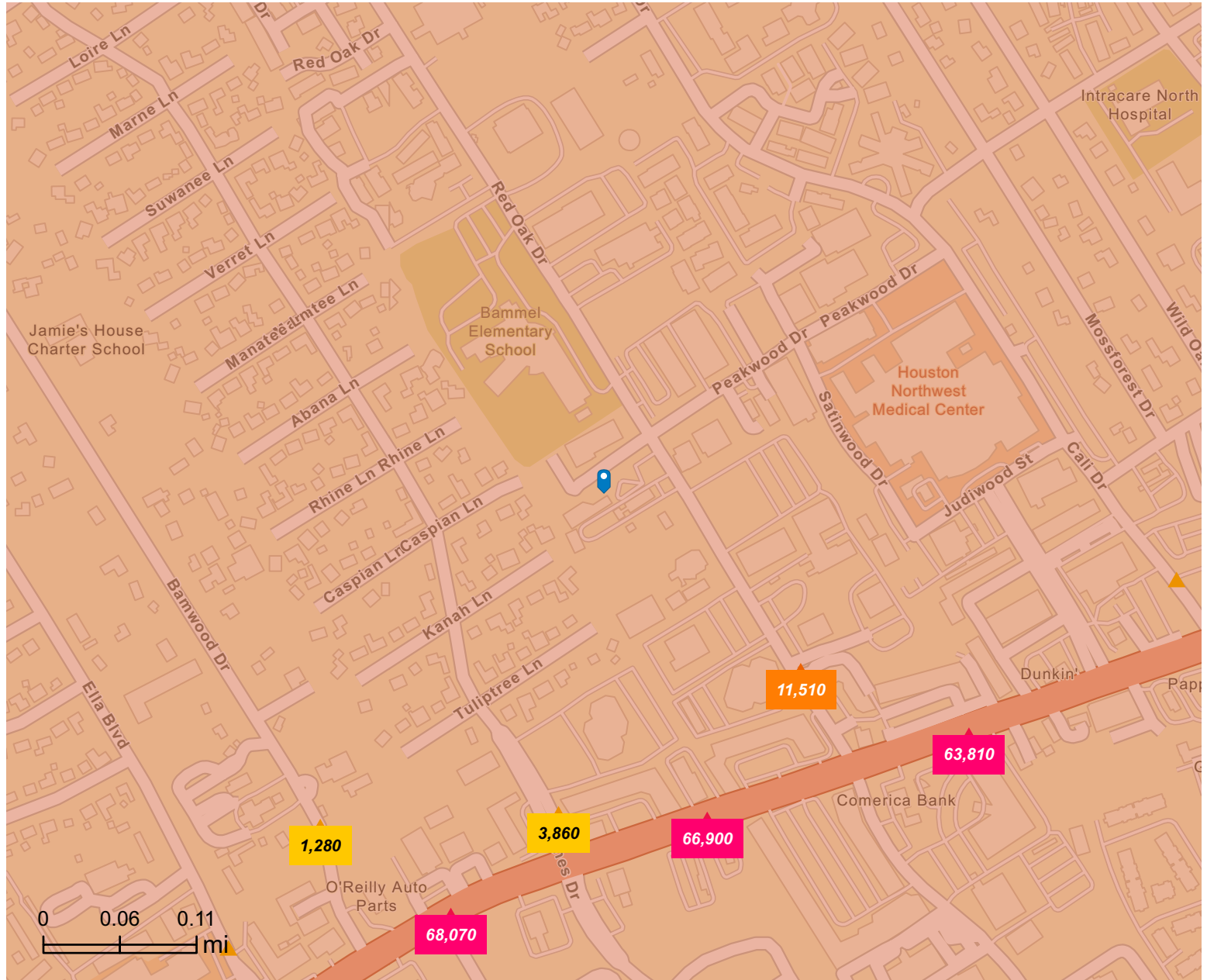
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

17203 Red Oak Dr, Houston, Texas, 77090

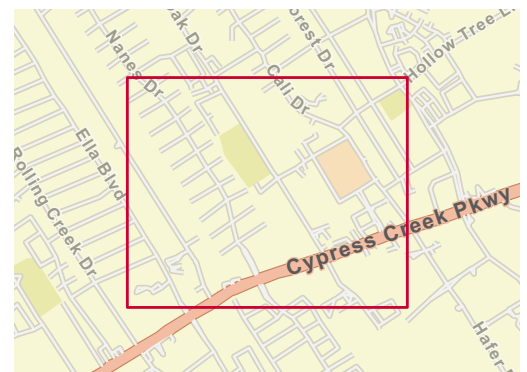


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
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- ▲ 50,001 - 70,000
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- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

17203 Red Oak Dr, Houston, Texas, 77090



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Red Oak Dr	FM 1960 Rd W	2011	11,510
0.20	Nanes Dr	FM 1960 Rd W	2011	3,860
0.20	FM 1960 Rd W	Nanes Dr	2006	66,900
0.30	Bamwood Dr	FM 1960 Rd W	2011	1,280
0.30	FM 1960 Rd W	Red Oak Dr	2006	63,810
0.30	FM 1960 Rd W	Bamwood Dr	2006	68,070
0.40	Cypress Creek Parkway	Bamwood Dr	2019	39,928
0.40	Oakleaf	FM 1960 Rd W	2011	7,500
0.40	Ella Blvd	FM 1960 Rd W	2011	3,990
0.50	Ella Blvd	FM 1960 Rd W	2011	14,150
0.50	Ella Boulevard	FM 1960 Rd W	2019	20,459
0.50	Cypress Creek Parkway	Oakleaf	2018	55,516
0.50	FM 1960 Rd W	Oakleaf	2013	56,863
0.50	Hafer Rd	Butterfield Rd	2011	3,510
0.60	Cypress Creek Parkway	Cypress Station Dr	2022	51,386
0.60	Cypress Station Dr	FM 1960 Rd W	2011	14,790
0.60	Rolling Creek Dr	Ash Meadow Dr	2011	1,960
0.60	Rolling Creek Dr	Hamlin Valley Dr	2011	990
0.60	Ella Blvd	Thirsty Fish Rd	2001	16,100
0.70	Beaver Springs Dr	FM 1960 Rd W	2011	910
0.70	Gulf Pines Dr	Lantern Bend Dr	2011	400
0.80	Butte Creek Rd	FM 1960 Rd W	2011	3,840
0.80	Westfeild Place Dr	FM 1960 Rd W	2011	2,210
0.90	Westfeild Place Dr	Lantern Bend Dr	2011	3,720
0.90	Cypress Creek Parkway	Westfeild Place Dr	2019	27,656
0.90	Corral Dr	Butte Creek Rd	2011	890
0.90		Westfeild Place Dr	2021	20,160
0.90		Westfeild Place Dr	2022	14,896

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90		N Freeway Svc Rd	2021	14,950
0.90		N Freeway Svc Rd	2022	7,927
1.00	Bammel Rd	N FwySvc Rd	2011	5,330
1.00	Wagon Pt	Hwy 75 Svc Rd	2011	1,360
1.00	Sugar Pine Dr	Ash Meadow Dr	2011	2,300
1.00	Castlerock Rd	Ridge Top Dr	2011	960
1.00	Sugar Pine Dr	Willow Leaf St	2011	2,160
1.00		Wagon Pt	2021	23,100
1.00		Wagon Pt	2022	7,288
1.10	North Freeway	N FwySvc Rd	2022	207,086
1.10	I- 45	FM 1960 Rd W	2013	263,871
1.10		N Freeway Svc Rd	2022	31,812
1.10	I- 45	FM 1960 Rd W	2002	183,000
1.10	North Freeway	Overland Trl	2020	247,633
1.10	Hollow Tree Ln	Westfeild Pl Dr	2011	6,940
1.20	North Freeway	FM 1960 Rd E	2022	207,086
1.20		I- 45	2021	28,589
1.20		I- 45	2022	26,083
1.20	Bammel Road		2011	6,150
1.20		Overland Trl	2021	32,150
1.20		Overland Trl	2022	35,419
1.20	I- 45	FM 1960 Rd W	2010	248,000



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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