

# NOW LEASING



**SRI SAI**  
BUSINESS CENTER

31390 FM 2920  
Waller, TX 77484

31406 FM 2920  
Waller, TX 77484

**Finishes**  
BROKERAGE LLC.



# PROPERTY DESCRIPTION

As the City of Waller continues to undergo rapid expansion, the demand for exceptional office and retail spaces is on the rise. The success of these units has the potential to further drive the city's growth, provided they are executed correctly. We are confident that the newly built **Sri Sai Business Center**, designed by Finishes Solutions, will be a vital factor in Waller's continued expansion and development.

The Sri Sai Business Center is located in the heart of Waller, conveniently situated on FM 2920, just off Highway 290. This prime location offers businesses seeking opportunities the perfect spot to start or upgrade their office space, with the added convenience of being located near major highways for easy access.

Each unit in the Sri Sai Business Center features a flexible floor plan that can be tailored to your specific needs. Whether you're looking to lease a space for a short or long-term period, you have complete control over your unit. The Business Center provides a range of options for businesses of all sizes and requirements, making it an excellent choice for startups and established businesses alike.

Due to the high demand for units in the Business Center, we recommend securing your preferred unit as soon as possible. With several units already reserved, act quickly to secure the space that meets your business needs. At Sri Sai Business Center, we are committed to providing exceptional spaces that drive growth and success for businesses in Waller.



# FLOOR PLANS

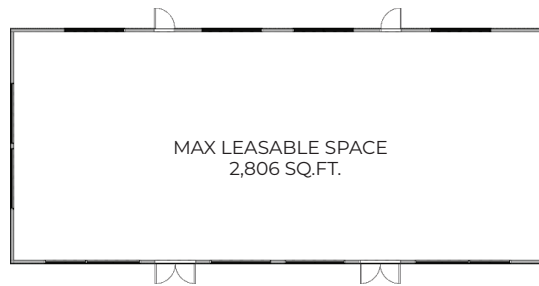
# ONE STORY

**1001 Priya Lane**  
Waller, TX 77484



MAX LEASABLE SPACE  
2,806 SQ.FT.

**1002 Priya Lane**  
Waller, TX 77484



**1003 Priya Lane**  
Waller, TX 77484

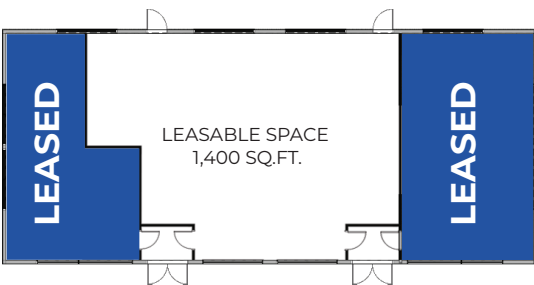


MAX LEASABLE SPACE  
2,806 SQ.FT.

**1004 Priya Lane**  
Waller, TX 77484



**1005 Priya Lane**  
Waller, TX 77484



MAX LEASABLE SPACE  
2,806 SQ.FT.

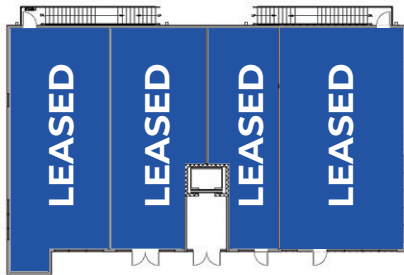
**1006 Priya Lane**  
Waller, TX 77484



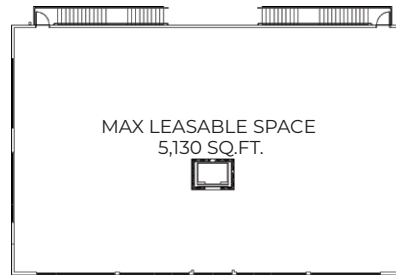


# FLOOR PLANS

# TWO STORY



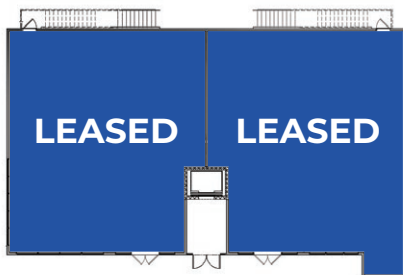
BUILDING A, FIRST FLOOR



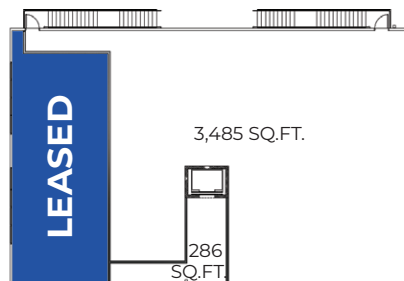
BUILDING A, SECOND FLOOR



BUILDING A, SECOND FLOOR - OPTION 2



BUILDING B, FIRST FLOOR



BUILDING B, SECOND FLOOR



# LEASE INFORMATION

**Type:** NNN

**Term:** 36 months min.

SUITE	SIZE	DESCRIPTION
1001 Priya	<b>LEASED</b>	<b>LEASED</b>
1002 Priya	+/- 2,806 SF	Shell, build-out per request
1003 Priya	+/- 2,806 SF	Shell, build-out per request
1004 Priya	+/- 2,806 SF	Shell, build-out per request
1005 Priya	+/- 1,400 SF	Shell, build-out per request
1006 Priya	+/- 2,806 SF	Shell, build-out per request
Retail & Office <b>Building A</b> , First Floor	<b>LEASED</b>	<b>LEASED</b>
Retail & Office <b>Building A</b> , Second Floor	+/- 5,130 SF	Shell, build-out per request
Retail & Office <b>Building A</b> , Second Floor Opt 2	+/- 5,061 SF	Shell, build-out per request
Retail & Office <b>Building B</b> , First Floor	<b>LEASED</b>	<b>LEASED</b>
Retail & Office <b>Building B</b> , Second Floor	+/- 3,485 SF	Shell, build-out per request

DISCLAIMER: These numbers reflect what is currently available for lease and do not describe the total square footage



# PROPERTY HIGHLIGHTS

- Mixed use
- Commercial and event space
- Elevator access
- FM 2920 frontage
- TI allowance based on lease term
- Divisible space

**OFFERING SUMMARY** Call for pricing



## CONTACT US

### Head Office

2614 Washington St. Waller, TX 77484  
936-372-1670  
Moreinfo@finishessolutions.com

### Inquiries

For any inquiries, questions,  
or recommendations,  
please call: 9367-372-1670

