



# HERON LAKES

NE Corner of Beltway 8 at Gessner, Houston, TX 77064



7840 N Sam Houston Pkwy W



7850 N Sam Houston Pkwy W



7900 N Sam Houston Pkwy W



7904 N Sam Houston Pkwy W

## Northwest Houston's Most Amenitized Office Campus

**Heron Lakes is a seven building full service office complex with the following amenities:**

- On-site Restaurant
- Heron Lakes Golf Course & Pro Shop
- Staybridge Suites, 114 room hotel
- Unique architecture
- Property management on-site
- Banking facility
- Water features and jogging trail
- Exceptional access to Beltway 8, SH 249, 290 and IAH
- 9 access points including 2 from Gessner
- 5 walkable dining options



7906 N Sam Houston Pkwy W



7908 N Sam Houston Pkwy W



10740 N Gessner



For more information, contact  
**BLAKE R. VIRGILIO, CCIM, SIOR** | 281.664.6651 | [bvirgilio@caldwellcos.com](mailto:bvirgilio@caldwellcos.com)

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



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## Aerial - Walkable Amenities



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## Site Plan and Superior Access



### 9 ACCESS POINTS INCLUDING 2 FROM N. GESSNER

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