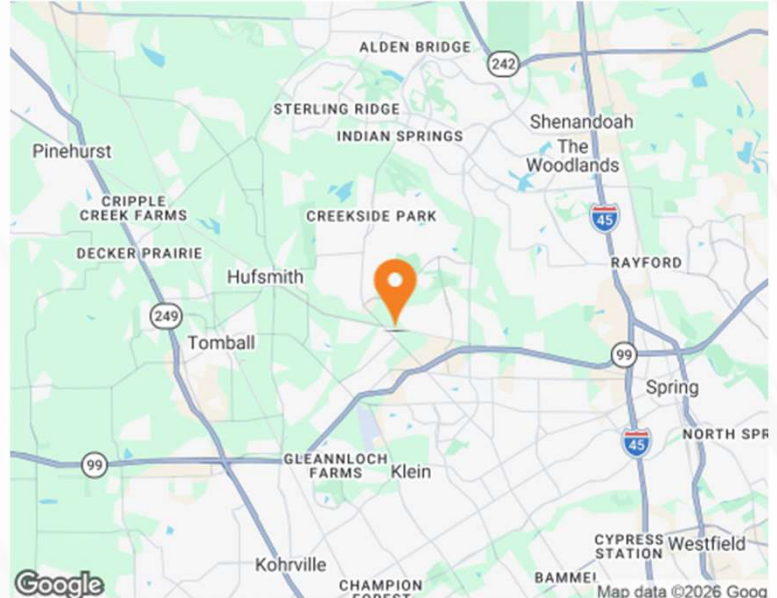


# FOR SALE | THE OFFICES ON DOWDELL

The Woodlands area, 100% fully leased premium office complex, offering annual rent increases and strong cash flow day one

## 7630 Dowdell Road, Spring, Texas 77389



 <b>LISTING PRICE</b> Contact Broker for Pricing	 <b>TOTAL SQUARE FEET</b> ±31,312 SF	 <b>OCCUPANCY</b> 100%	 <b>YEAR BUILT</b> 2023-2025	 <b>LOT SIZE</b> ±2.407 Acres
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### INVESTMENT HIGHLIGHTS

- Stabilized, income-producing asset delivering strong cash flow from day one.
- NNN leases with automatic \$0.50/SF annual rent increases, including at renewal.
- Diverse tenant mix: title company, contractor, health & wellness, and other professional services.
- Newly built over the last 2.5 years, fully leased, with high-quality materials and energy-efficient systems.
- One of the most modern standalone office projects in the area, with no nearby comparable competition.
- Excellent access from two Kuykendahl ingress/egress points + direct Dowdell Road entry.
- Rare opportunity to secure a flagship investment in a fast-growing area near The Woodlands.

Exclusively Listed By:

**KEITH E. LLOYD**

Managing Director Investments

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