

SALE

17115 RED OAK DR OFFICE BUILDING - MEDICALBUILDING

17115 Red Oak Drive Houston, TX 77090



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	53,197 SF
Available SF:	
Lot Size:	2.6 Acres
Number of Units:	81
Price / SF:	-
Cap Rate:	6%
NOI:	\$550,000
Year Built:	1978
Renovated:	2016
Zoning:	COMMERCIAL

PROPERTY OVERVIEW

Discover a premier investment opportunity with this 53,197 SF professional office building in Houston, TX. With 81 units featuring flexible floorplates, this property offers a prime environment for diverse office setups. Having undergone renovation in 2016, the building is equipped with modern infrastructure, fostering a high-quality tenant experience. Boasting a robust 95% occupancy rate, the property ensures a stable income stream for investors. Abundant natural light fills the interior, enhancing the workspace ambiance, while the shared lobby entry elevates the tenant experience. Zoned COMMERCIAL, this property presents a solid investment potential in a prime Houston locale, providing an excellent foundation for long-term office tenancy stability and value appreciation.

PROPERTY HIGHLIGHTS

- 53,197 SF professional office building
- 81 units with flexible floorplates
- Renovated in 2016
- 95% occupancy
- Efficient mechanical and electrical infrastructure

Mark Noor
(832) 961-7777
TX #830038



COLDWELL BANKER
COMMERCIAL
UNIVERSAL

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Nestled in the heart of Houston's dynamic 77090 area, 17115 Red Oak Dr OFFICE BUILDING - Medicalbuilding presents a compelling opportunity for office building investors. Boasting convenient access to major highways, this prime location is ideal for businesses seeking strategic positioning. Nearby, the esteemed Houston Methodist Willowbrook Hospital and other leading medical centers cater to the flourishing healthcare industry, positioning the area as a sought-after destination for medical professionals and service providers. Moreover, the surrounding landscape is enriched by a diverse array of dining, shopping, and recreational options, creating an appealing and convenient environment for potential tenants. With its strategic location and access to key amenities, this investment opportunity promises strong appeal and potential for substantial returns.

EXTERIOR DESCRIPTION

Style: Classic late-1970s/1980s medical office design

Structure: Two-story, rectangular layout with a central atrium core

Facade:

Brick and concrete exterior

Large horizontal window bands for natural light

Neutral tones (beige/brown typical of Class B offices)

Entrance:

Main front entrance with covered drop-off area (patient-friendly)

Multiple entry points for tenant access

Parking Lot:

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