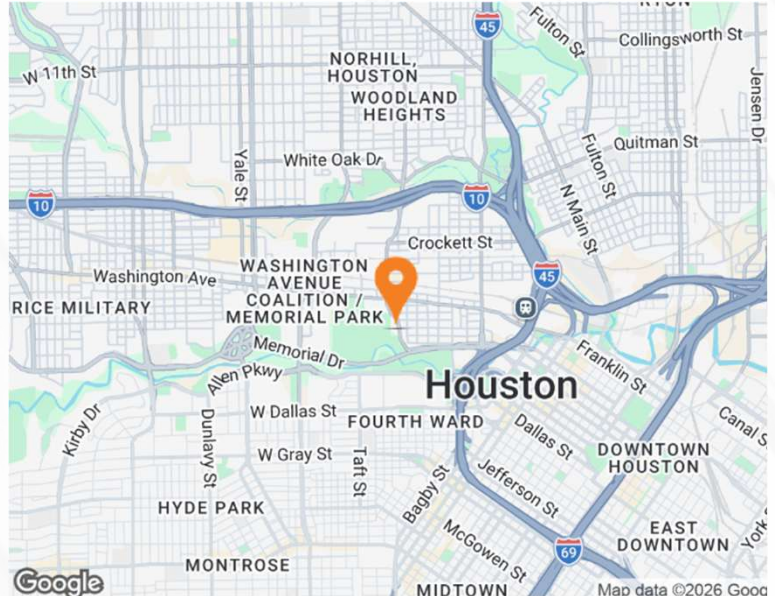


OFFICE FOR SALE | 601 SAWYER STREET

Ideal Owner/Occupier or Investor Purchase Opportunity

601 Sawyer Street, Houston, Texas, 77007



CAP RATE

9.05%
(In-place)



LISTING PRICE

**Contact Broker
for Pricing**



RENTABLE SQUARE FEET

±88,258 RSF



OCCUPANCY

61.00%



YEAR BUILT / RENOVATED

1980 / 2006



LOT SIZE

±1.93 Acres

INVESTMENT HIGHLIGHTS

- Value-Add Play at 61% Occupancy
- Below Market Occupancy versus Midtown Office Market Occupancy at ±89% (CoStar)
- Top Floor (Seventh) Available for Owner/Occupier and Balconies on Levels Two-Seven
 - ±12,200 Floorplates for Smaller Tenants Desiring a Full Floor
- All Leases are Triple Net; Plug & Play Suites Ready for Occupancy
 - Building Lounge/Snack Shop Operated by Parks Pantry
 - Garage and Surface Parking (4.1/1000)
- Sweeping & Unobstructed Views of Houston's Downtown's Skyline
- Minutes from Houston's Central Business District & Courthouses
- Only a 5-Minute Walk to the Buffalo Bayou Trail System and the Washington Avenue Corridor

Exclusively Listed By:

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