



## Building 2, Unit 202

4220 Cartwright Rd, Missouri City, TX 77459



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## Building 2

\$24.48 /SF/YR

Office condo available for sale or lease in the Oyster Creek Offices. Approximately 1,225 SF suitable for medical, therapy, professional, or general office use. Offered for sale at \$365,000 or available for lease at \$2,500/month (Modified Gross Lease). Tenant responsible for electricity, internet, and interior business liability insurance. HOA maintains the building exterior and common areas. Minimum security deposit equal to one month's rent, subject to landlord approval. Any interior modifications are subject to HOA approval and applicable permits. Conveniently located in Missouri City with easy access to Sugar Land, Richmond, and surrounding areas.

\*Property...

- Professional office space in a high-visibility corridor
- Flexible layout suitable for medical, therapy, wellness, or general office use
- Four private offices with dedicated reception and waiting area

For more information visit:

<https://www.loopnet.com/Listing/4220-Cartwright-Rd-Missouri-City-TX/40697455/>



Rental Rate: \$24.48 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 6,125 SF

Year Built: 2023

Walk Score ©: 50 (Fairly friendly)

Rental Rate Mo: \$2.04 /SF/MO

## 1st Floor Ste 202

1

Space Available	1,225 SF
Rental Rate	\$24.48 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

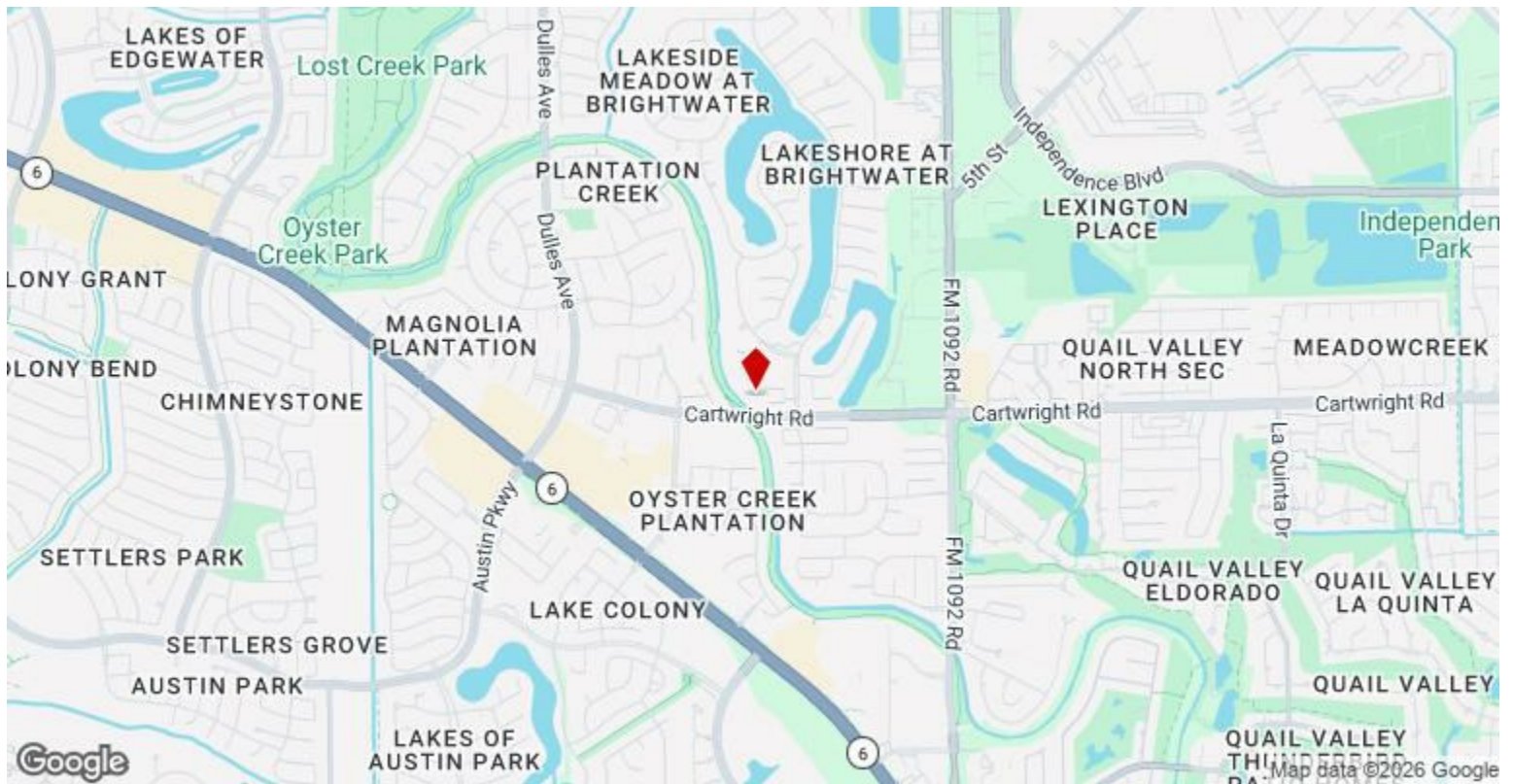
Tenant responsible for electricity, internet, and interior business liability insurance. Versatile office condo suitable for medical, therapy, wellness, or general professional use. Available for sale or lease. Minimum security deposit equal to one month's rent, subject to landlord approval. Any interior modifications are subject to HOA approval and applicable permits. Buyer/tenant to independently verify all information. \*Property is occupied. Showings by appointment only. Please do not disturb occupants.\*

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
TWFG	-	

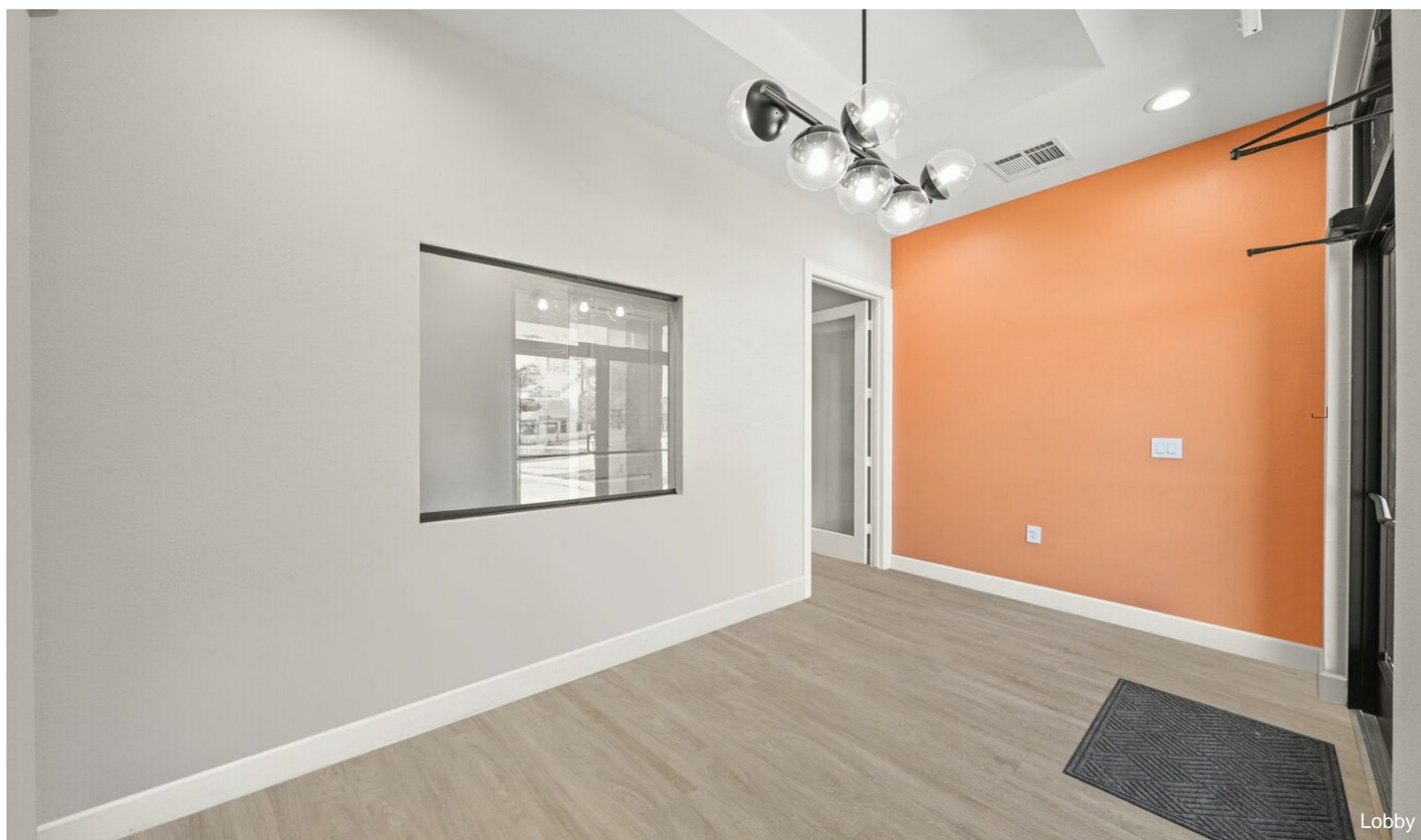


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\*Property is currently owner-occupied. Showings by appointment only. Please do not disturb occupants. Photos may not reflect current occupancy.\*

# Property Photos



# Property Photos



Hallway



Reception Room

# Property Photos



# Property Photos



Second Office/Room (additional picture)



Third Office/Room

# Property Photos



Third Office/Room (additional picture)

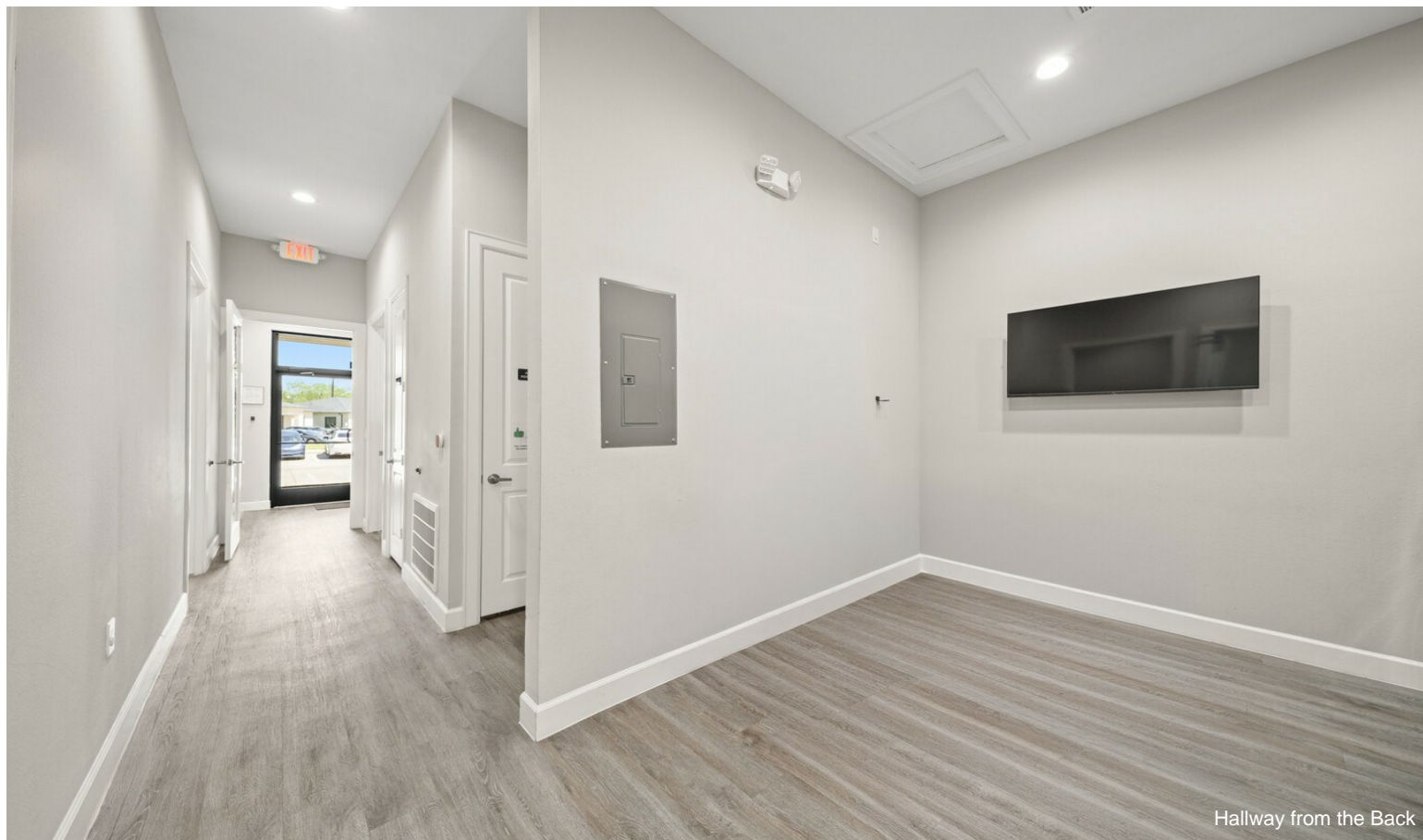


Fourth Office/Room

# Property Photos



Fourth Office/Room (additional picture)

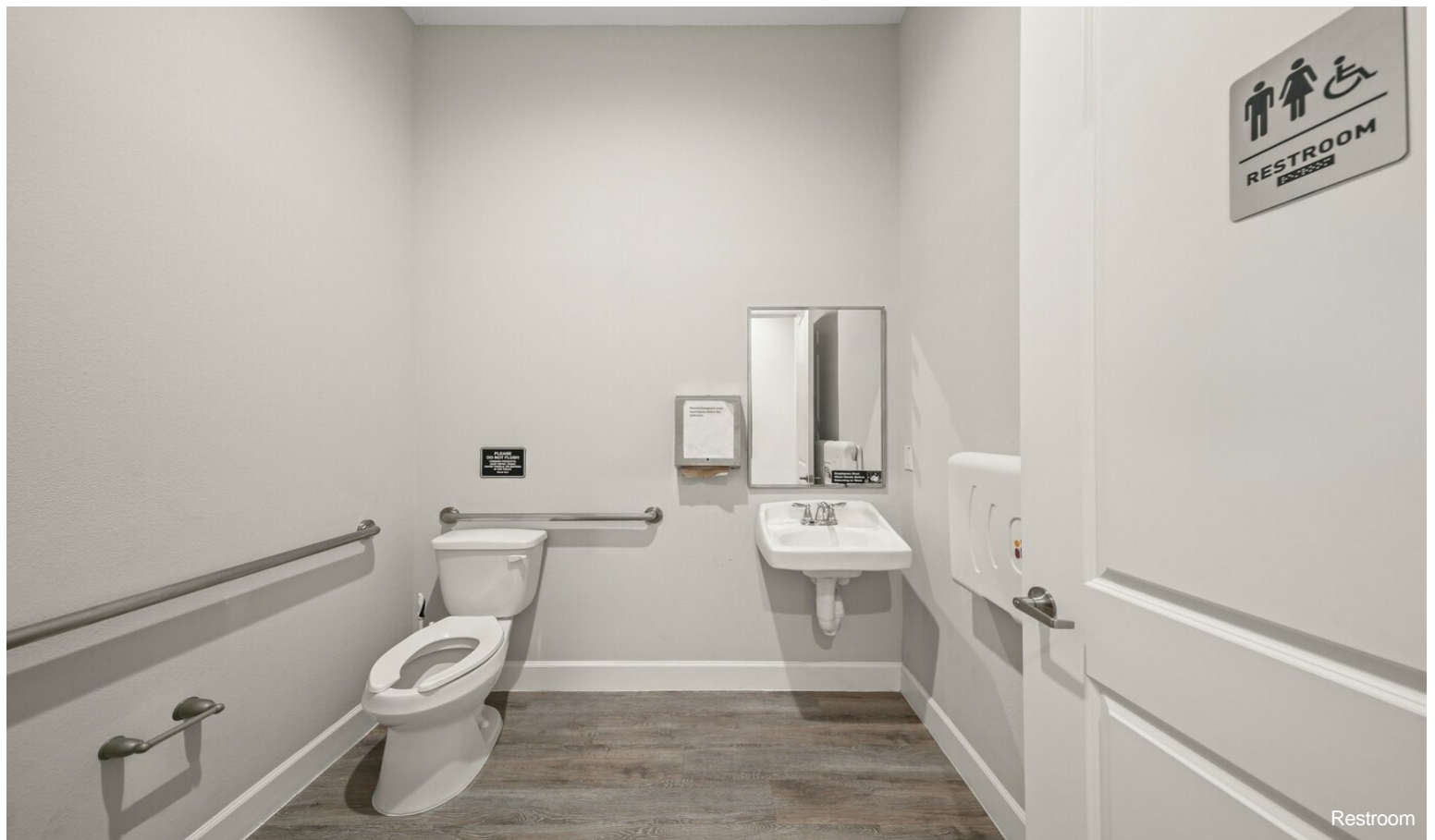


Hallway from the Back

# Property Photos

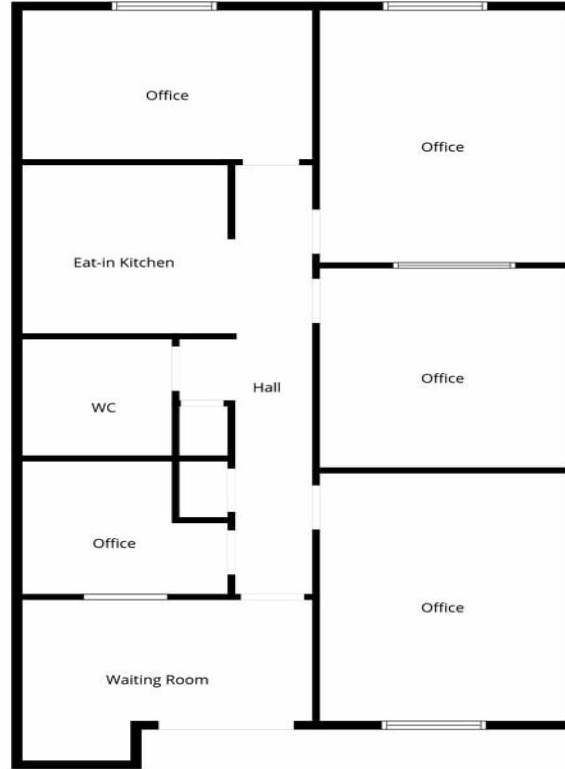


Kitchen Area with Sink



Restroom

# Property Photos



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.