



## Building 2, Unit 202

4220 Cartwright Rd, Missouri City, TX 77459



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## Building 2

\$360,000

Professional office space in a high-visibility corridor offering a flexible layout suitable for medical, therapy, wellness, or general office use. Featuring multiple private rooms, a welcoming reception area, and a functional layout designed for efficient day-to-day operations. Offered for sale at \$360,000 and also available...

Versatile office condo suitable for medical, therapy, wellness, or general professional use. Located along a high-traffic corridor with strong visibility and convenient access. Suitable for both owner-users and investors. Offered for sale at \$360,000 and also available for lease at \$2,450/month Modified Gross. Buyer/tenant...

- 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
- Suitable for owner-user or investment opportunity
- Located in a well-maintained professional office complex



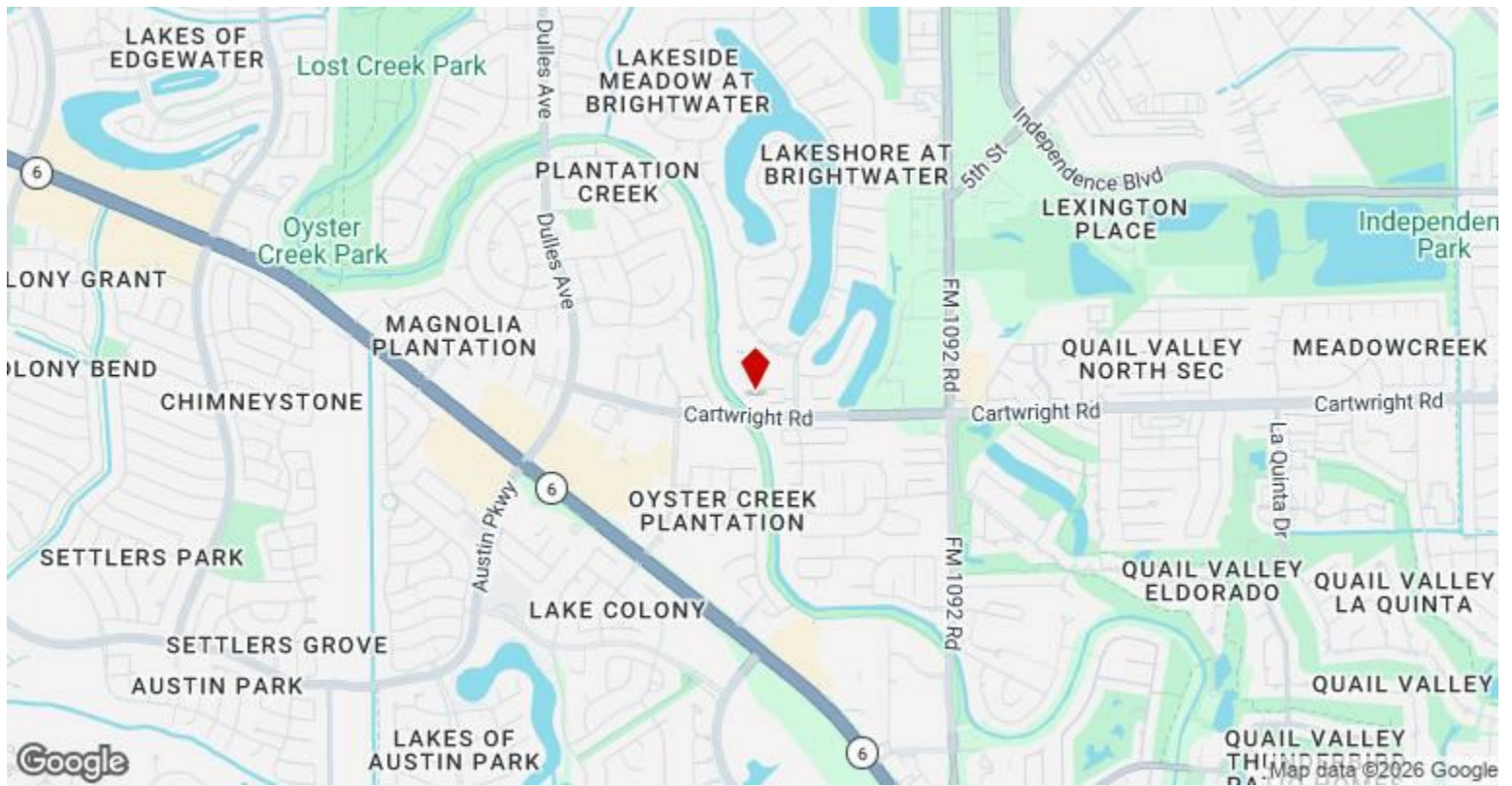
Price:	\$360,000
Unit Size:	1,225 SF
No. Units:	1
Total Building Size:	6,125 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	4,900 SF
Year Built:	2023
Lot Size:	5.67 AC
Parking Ratio:	0.41/1,000 SF
Walk Score ®:	50 (Fairly friendly)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
TWFG	-	

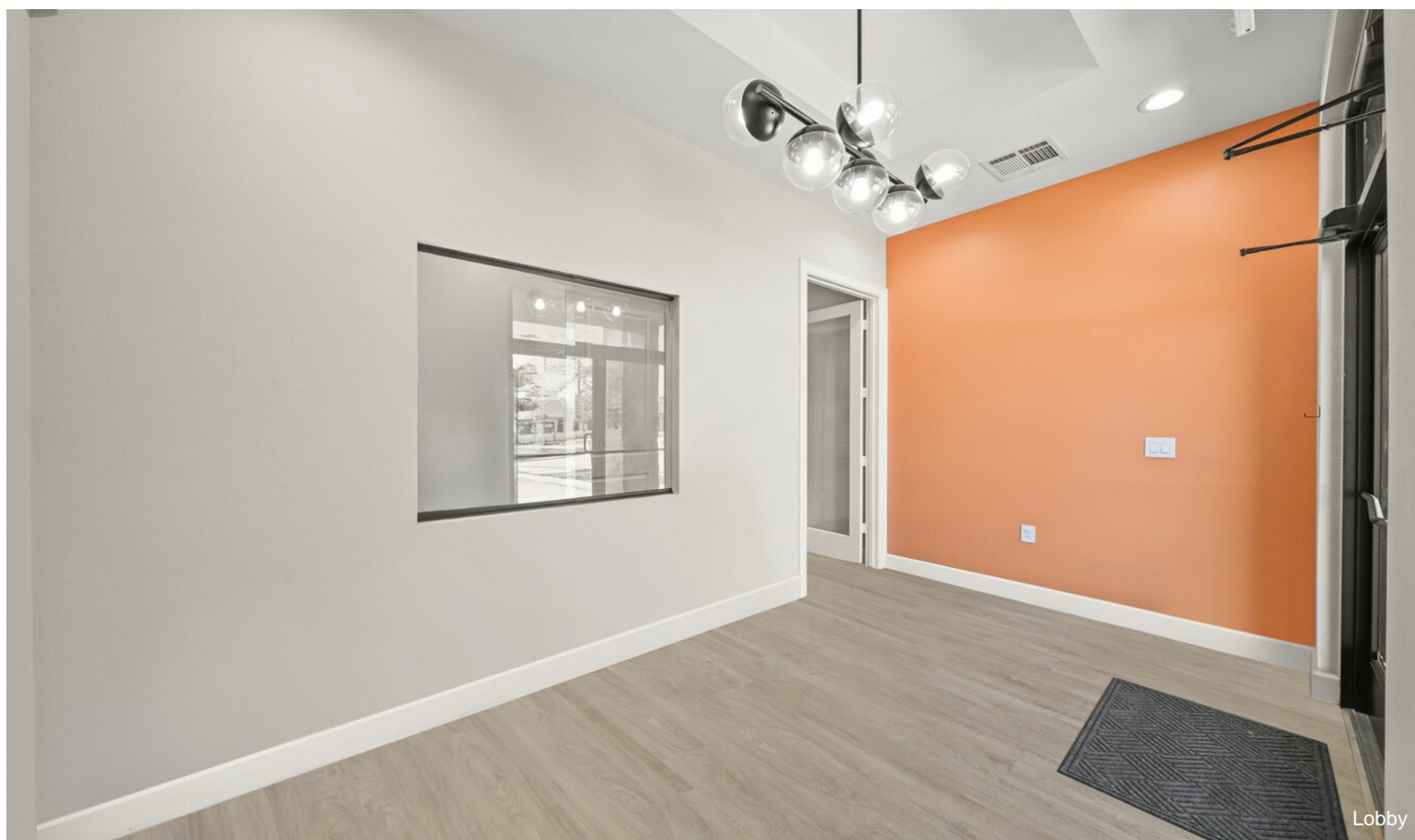


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\*Property is currently owner-occupied. Showings by appointment only. Please do not disturb occupants. Photos may not reflect current occupancy.

# Property Photos



# Property Photos



Hallway



Reception Room

# Property Photos



# Property Photos



Third Office/Room



Third Office/Room additional picture

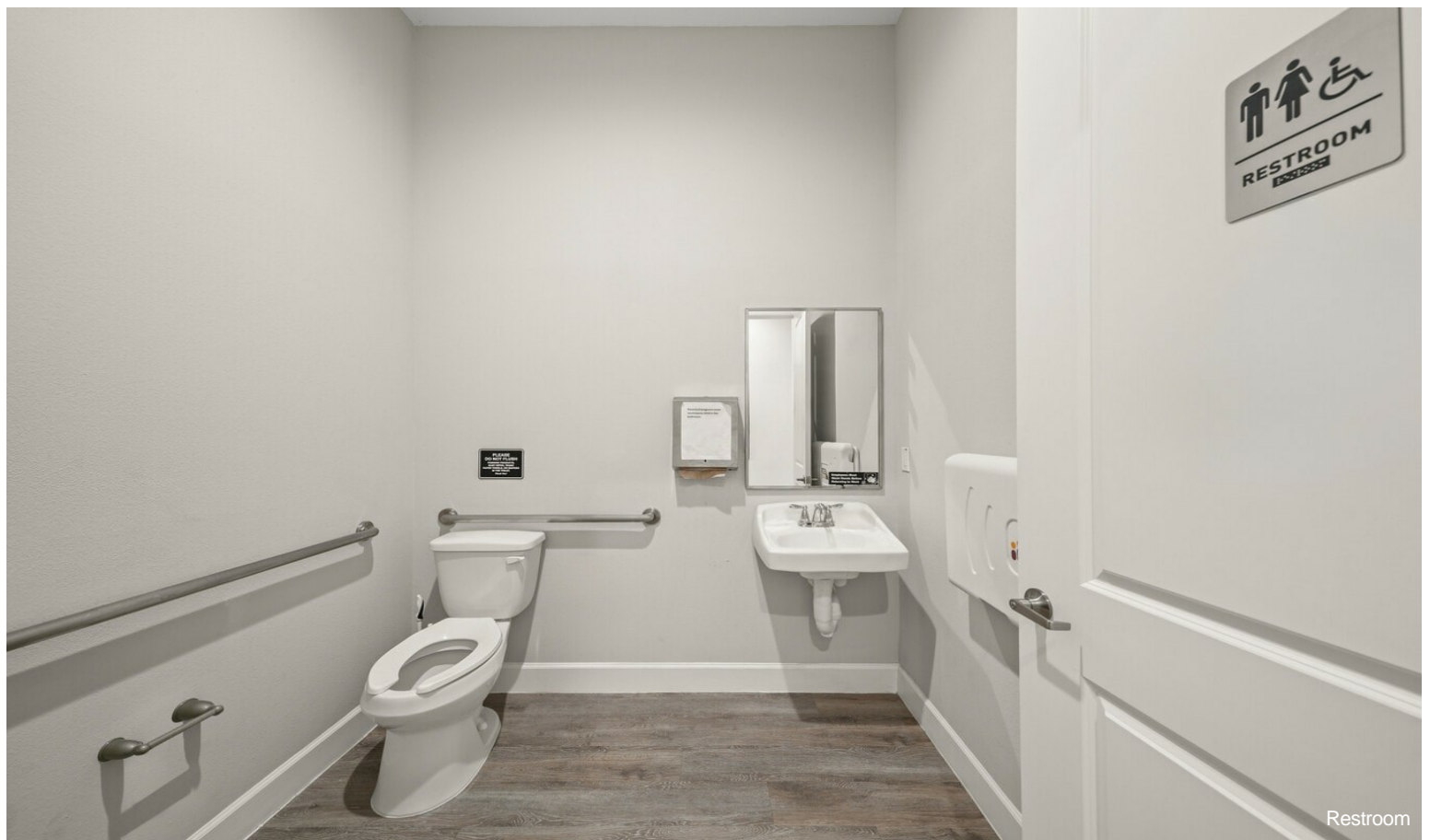
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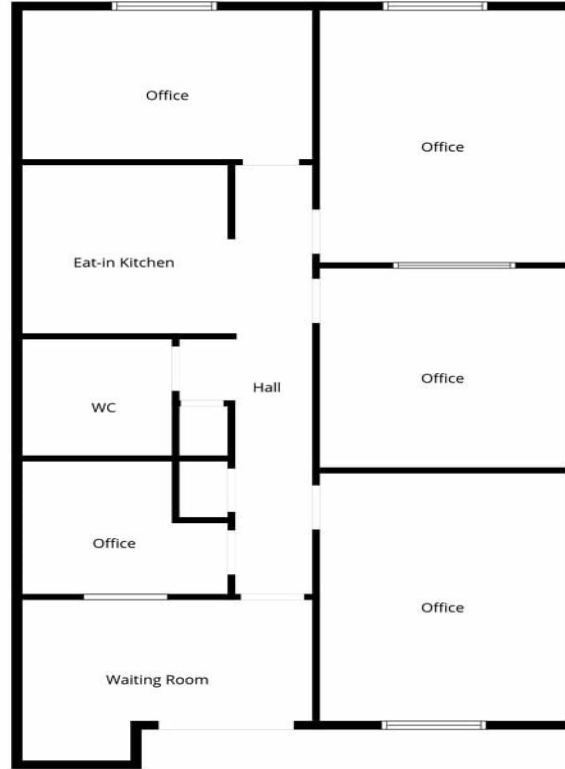


Kitchen Area with Sink



Restroom

# Property Photos



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