

Office Building For Sale: Lease Back

16850 Diana Lane, Houston, TX 77058 features a well-maintained single-story structure on 1.2 acres of land, with ample parking and flexible leasing options for new owners.





Building Details

Year Built

1983

Building Size

17,250 SF

Price

\$3,000,000

Price/SF

\$174



Parking Amenities



Located Near NASA

The property is conveniently situated near the NASA Johnson Space Center in Houston, Texas, providing easy access to the vibrant technology and research community in the area.





Current Tenancy

1 Occupied by Three Tenants

The building is currently leased to three different companies.

2 Owner Leaseback Option

The owner is willing to lease back up-to half of the building for 10 years (two 5-year terms), allowing the new owner to lease out or occupy the remaining space.

3 Ideal for SBA Loan

The leaseback arrangement can help qualify the new owner for an SBA loan.

Potential Financing Options

1

SBA Loan

The leaseback arrangement can help qualify the new owner for an SBA loan.

2

Conventional Financing

Traditional commercial mortgage loans are also available for the purchase.

3

Cash Purchase

The property can be purchased outright with cash for a straightforward transaction.





Owner's Leasing Offer

1

Initial 5-Year Term

The owner is willing to sign a 5-year lease for up-to half of the building.

2

Renewal Option

The lease includes a 5-year renewal option, allowing the owner to occupy the space for up to 10 years total.

3

Flexible Arrangements

The owner is open to negotiating the terms to best suit the new owner's needs.

Investment Opportunity: Strong Projected Returns

Impressive Capitalization Rate

The property is fully leased and projected to generate an attractive 9.5% capitalization rate at fair market rental rates, providing strong returns for investors.

Stable Income Stream

With the building fully occupied by three tenants, new owners can expect a reliable and consistent income stream from the property.

Opportunity for Growth

The flexible leasing options, including the owner's willingness to leaseback half the building, create potential for increased revenue and value appreciation.



Opportunity for Investors

Stable Cash Flow

The leaseback arrangement provides a reliable stream of rental income.

Value-Add Potential

The remaining space can be leased out or occupied by the new owner to increase overall returns.

Flexible Exit Strategy

The property can be held as a long-term investment or sold at a later date for a potential profit.



Next Steps

1

Schedule a Tour

Arrange a comprehensive walk through of the property to assess its condition and features.

2

Financial Analysis

Conduct a thorough financial evaluation, including a review of current leases and potential rental income.

3

Discuss Leasing Options

Collaborate with the owner to negotiate the leaseback terms and explore other leasing arrangements.

Pricing and Contact Information



Priced at \$3,000,000

This updated office building is available for \$3,000,000, \$174/SF making it an attractive investment opportunity.



Jeff George

For more information or to schedule a tour, contact Jeff George at 832-643-3355



Chase Kocurek

Or Chase Kocurek at 409-789-7871. To discuss this unique property opportunity.

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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