



Southwest Office Building

6720 Sands Point Dr, Houston, TX 77074



Alicia Church

Sandspoint Property

6720 Sands Point Dr, Suite 204, Houston, TX 77074

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(713) 219-1301



Southwest Office Building

\$16.00 - \$16.30 /SF/YR

Lots of Updates: It features updated interior: Porcelain Tile throughout the common area, LED Lighting, Updated Bathrooms, Art fixtures, fresh painted walls, and 47 parking spaces across .88 acres of land. It features beautiful landscaping and easy access to 59 Freeway. Quiet Friendly Tenants, Owner Occupied, Clean Building inside and out! Three days a week janitorial service!
 Suite #206 has 2 Bathrooms, 2 Entrances/ Exits with 3 offices inside it's suite.
 Suite #201 has a large kitchen area for employees breakroom...

- Quiet building with great tenants who have occupied for over 20 years.
- Plenty of parking available and not in a flood zone.
- Only 2 mins for Easy access on 59 SW Freeway and only 5 mins from the Gallaria Area or 10 mins to Sugarland.
- Office Building with lush vegetation and palm trees exterior.
- All Suites have Lots of Natural Light
- Very Clean Building and Landscaping



Rental Rate:	\$16.00 - \$16.30 /SF/YR
Total Space Available:	3,591 SF
Min. Divisible:	200 SF
Max. Contiguous:	3,391.00 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	14,426 SF
Year Built:	1979
Walk Score ©:	68 (Somewhat Walkable)
Transit Score ©:	47 (Some Transit)
Rental Rate Mo:	\$1.36 /SF/MO

2nd Floor Ste 201

Space Available	1,981 SF
Rental Rate	\$16.30 /SF/YR
Contiguous Area	3,391 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This suite has a kitchenet, sink, cabinets, refrigerator and dishwasher.

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2nd Floor Ste 203

Space Available	200 - 1,410 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	3,391 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

4 Offices and one large bull pin area. Suite 203 with A, B, C, & D individual office. Lots of windows for each office space, with white boards. Quite Building with long term tenants. This Suite can be for one Tenant or will lease out/ rent individual offices, with a common shared reception area sharing with the other Tenants for Suite 203 - A, B, C, D. Each office to have their own lock and key for individual offices. Each office can hold 2 people. Suite C can hold 3 people.

2

2nd Floor Ste 203 A

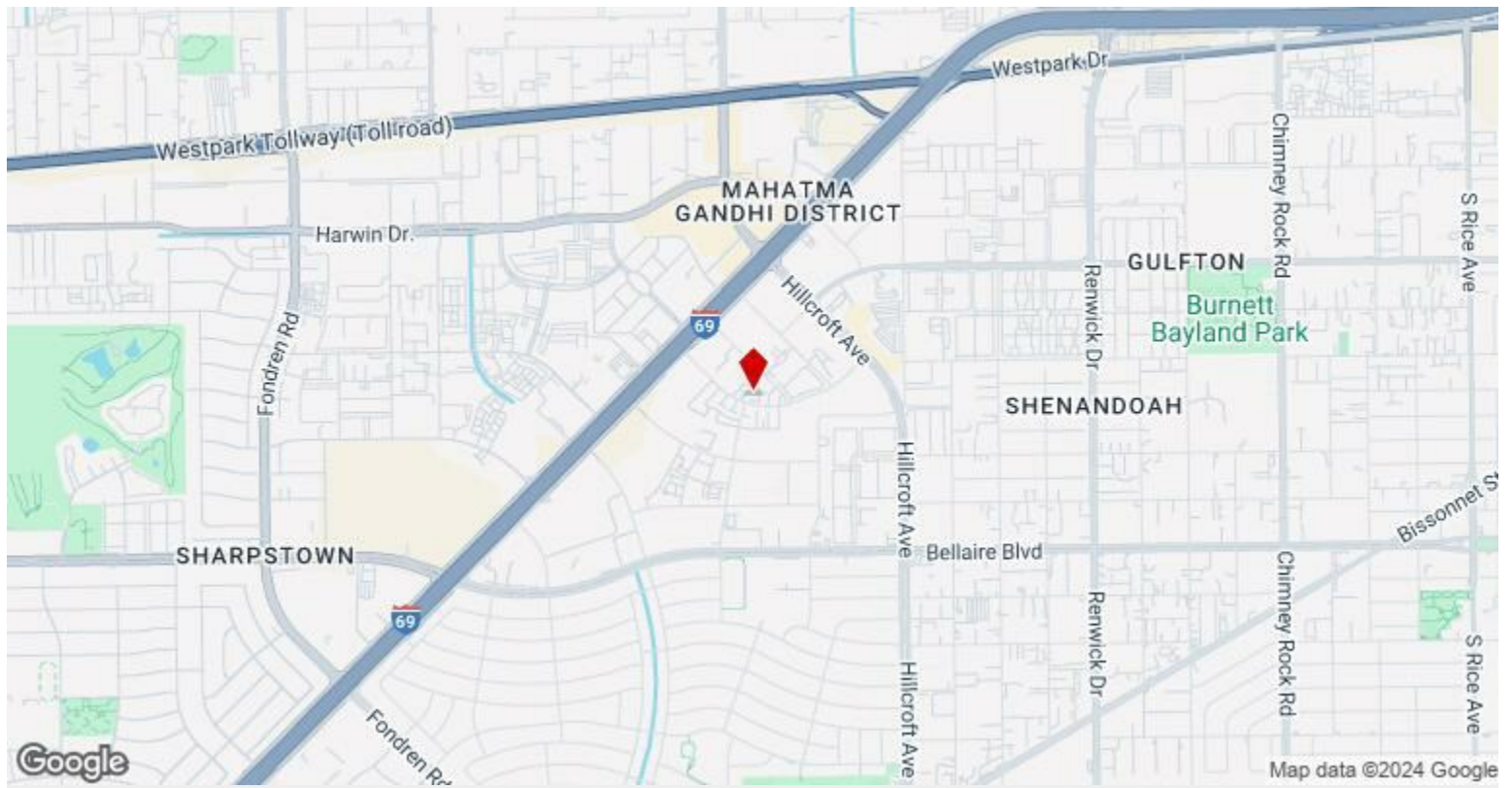
Space Available	200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Co-Working Suite - Common/ Shared Reception Area for Tenants leasing an office within Suite 203. This is on a month to month basis. or Executive Suite with a large conference room with a yearly lease.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Graphics Impression	-	
Royal Prestige	-	February 2017
Southwestern Controls	-	



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Suite #201 has a large kitchen area for employees breakroom with 4 private Offices.

Property Photos

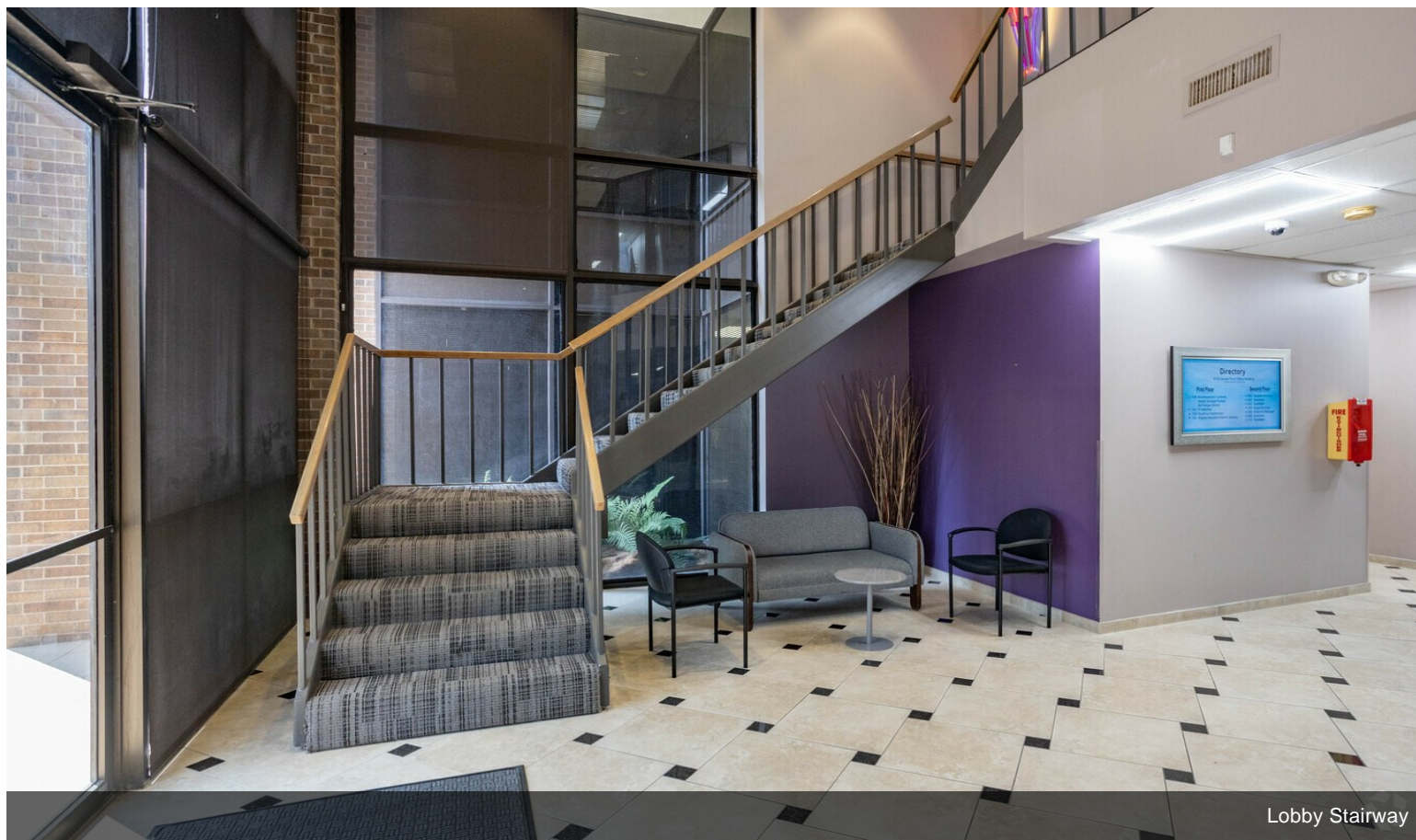


Ample Parking

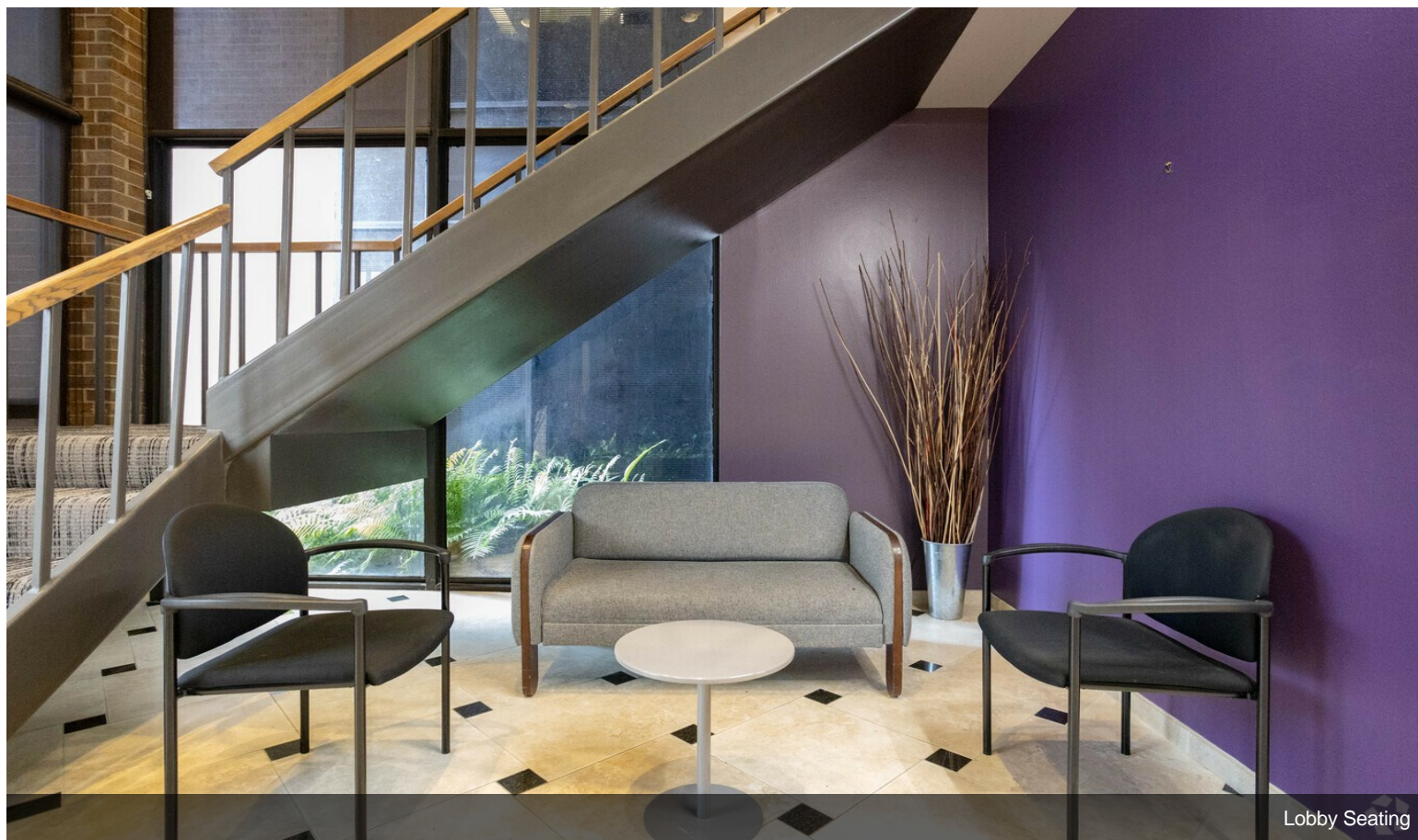


Parking

Property Photos

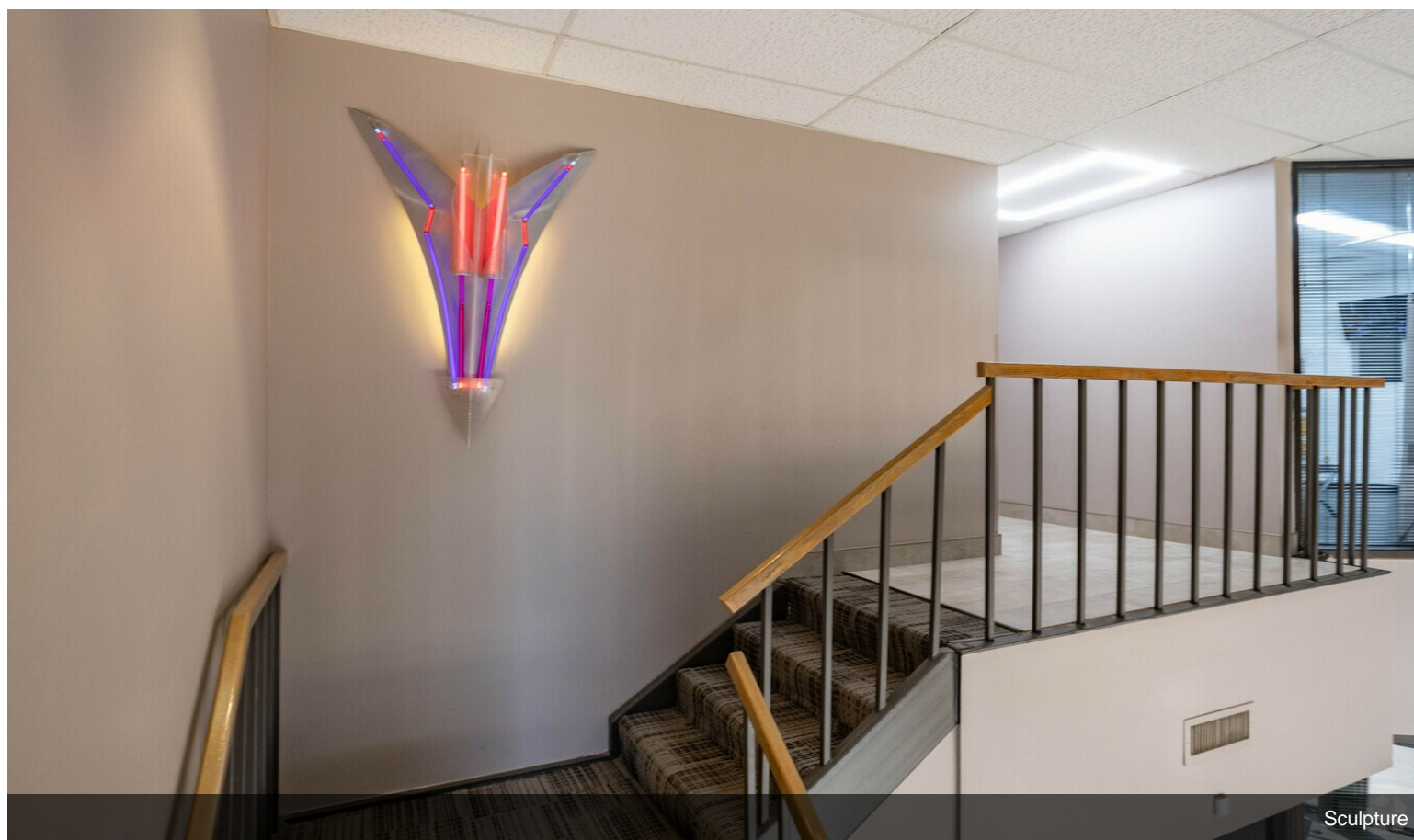
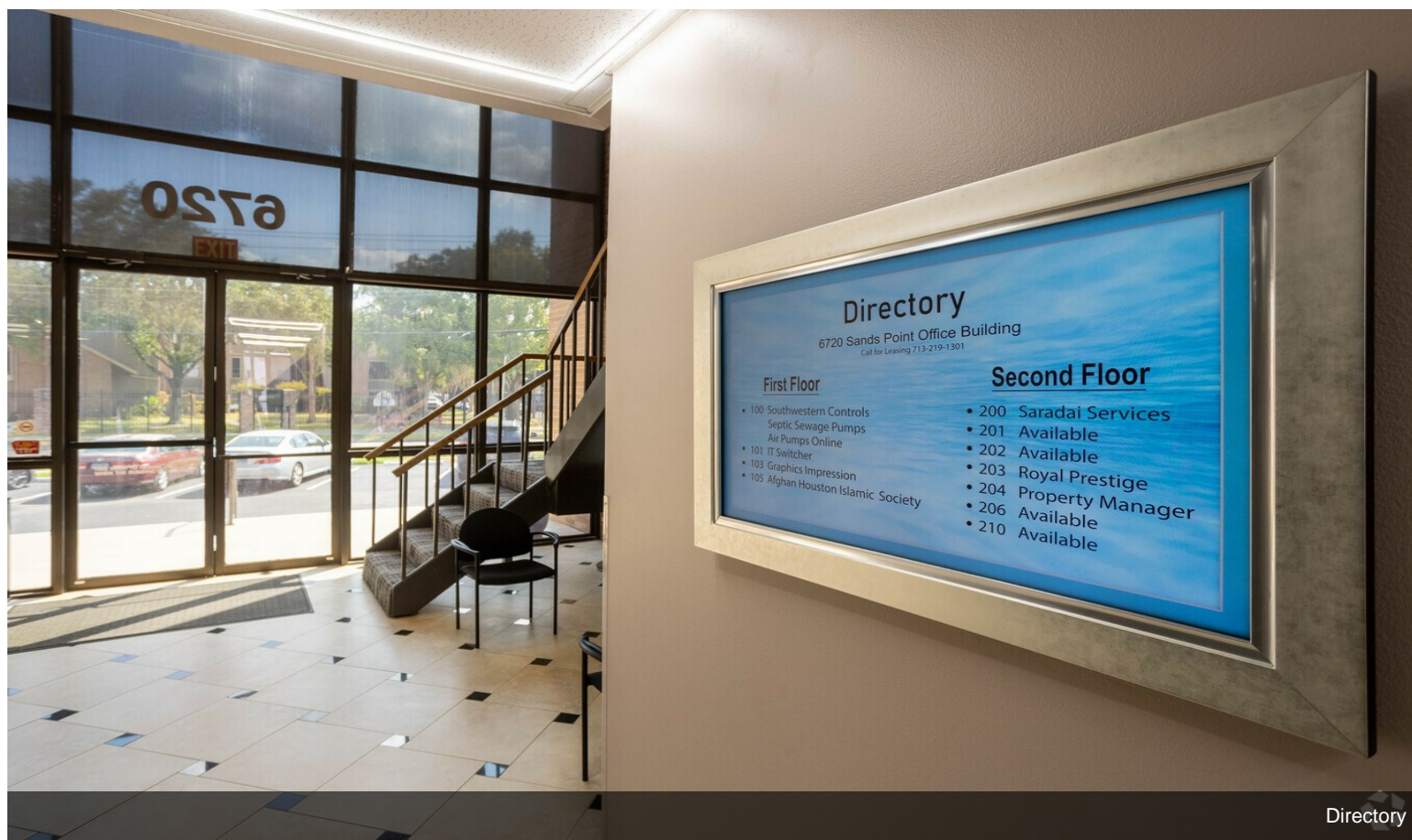


Lobby Stairway

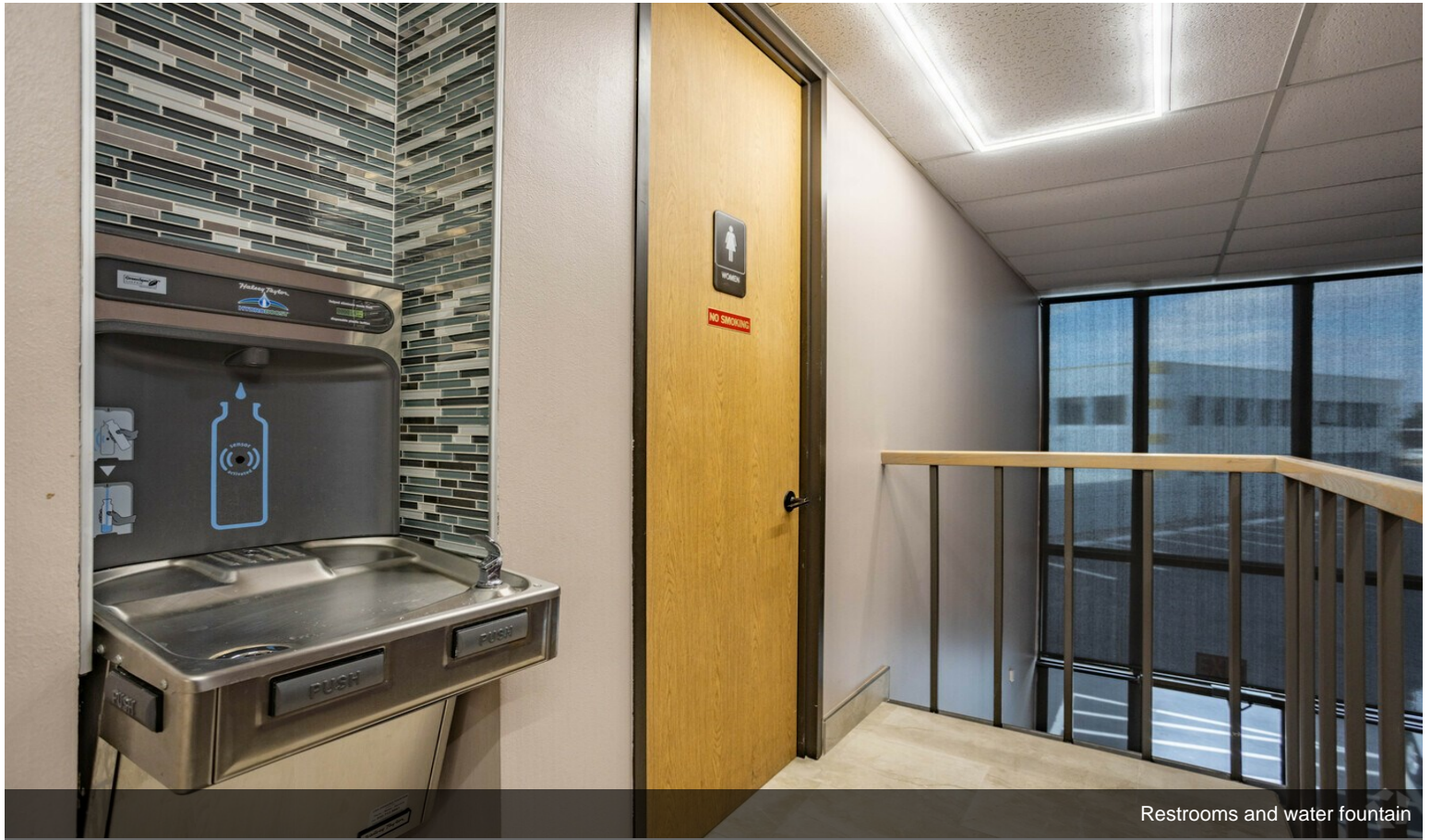


Lobby Seating

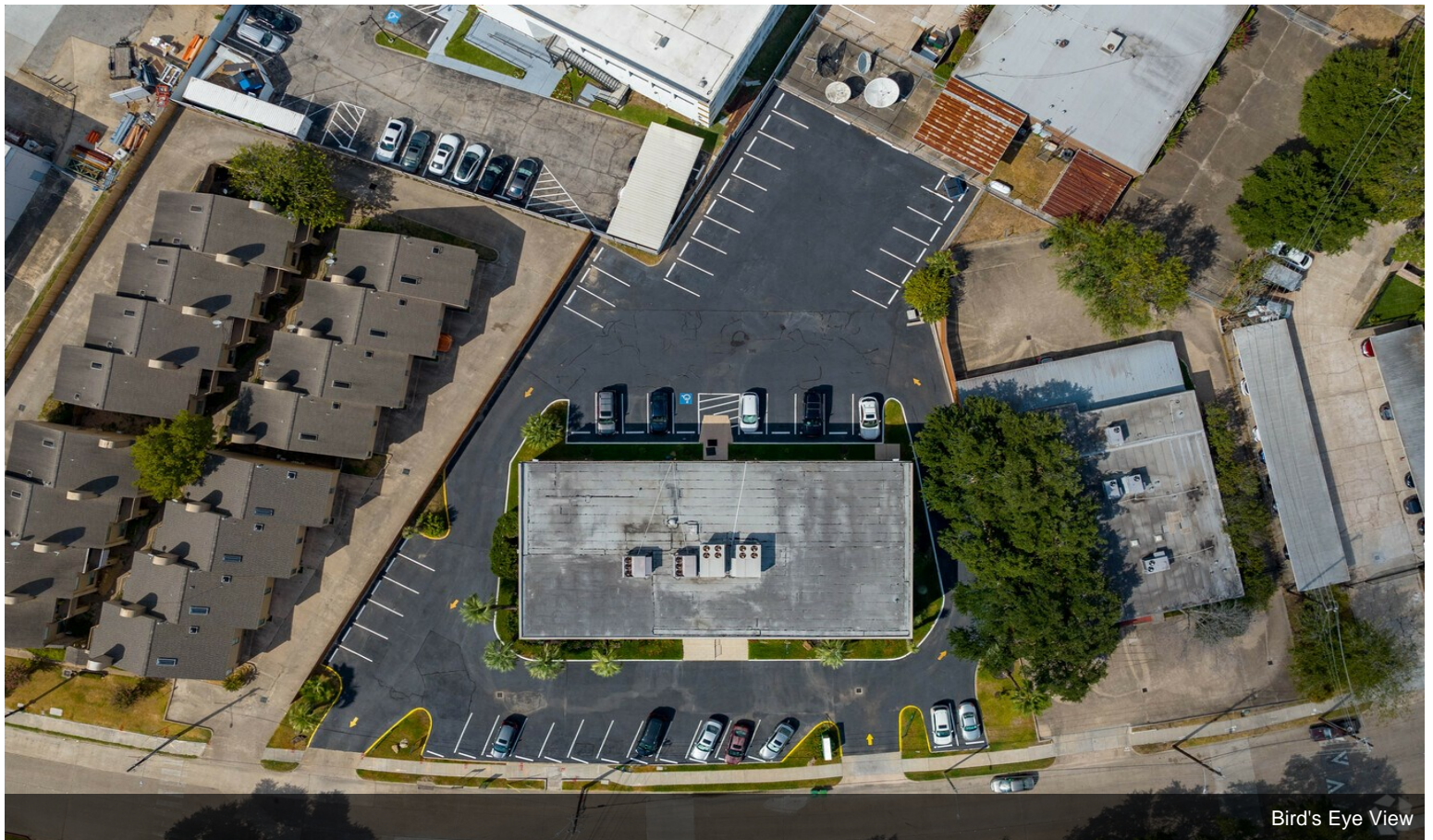
Property Photos



Property Photos



Restrooms and water fountain



Bird's Eye View