

FOR SALE

2110 E GOVERNORS CIRCLE

Houston, TX 77092

100% LEASED MULTI-TENANT FLEX PROPERTY

RifleCRE



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PROPERTY SUMMARY

LOCATION DESCRIPTION

This spectacular corner lot at the intersection of E Governor Circle and Directors Row is nestled into the Brookhollow Business Park a mixed use community of office, retail, industrial and hospitality. Centrally located just off two of the most traveled freeway systems (US 290 and 610 Loop) in near northwest Houston you are minutes from Houston's Galleria Shopping District, Downtown Houston, and the world-renowned Medical Center.

PROPERTY DESCRIPTION

The improvements consist of approximately 17,700 square feet of office and warehouse space on approximately 1.858 acres. Current owners have invested capital to fully recoat the roof in 2024, repair the damaged parking lot, and install two new 10T HVAC systems. The building was constructed around 1974 and remodeled in 2014. The property is currently leased to the State of Texas DMV and to a private bonded title company. The improvements currently consist of approximately 95% office and 5% warehouse. The property is well balanced with a large fenced paved parking lot along with a generous amount of landscaped area.



2110 E GOVERNORS CIRCLE, HOUSTON, TX 77092

PROPERTY

Building Size: 17,700 SF

Parking: 100 plus surface spaces

Land Area: 1.858 Acres

Year of Construction: 1974; remodeled 2014

New Roof Coating and (2) 10T HVAC Systems 2024

CONTACT BROKER FOR OM

PROPERTY SUMMARY

CONSTRUCTION

Building Type – One story with partial mezzanine office and warehouse building, masonry constructed over a concrete slab.

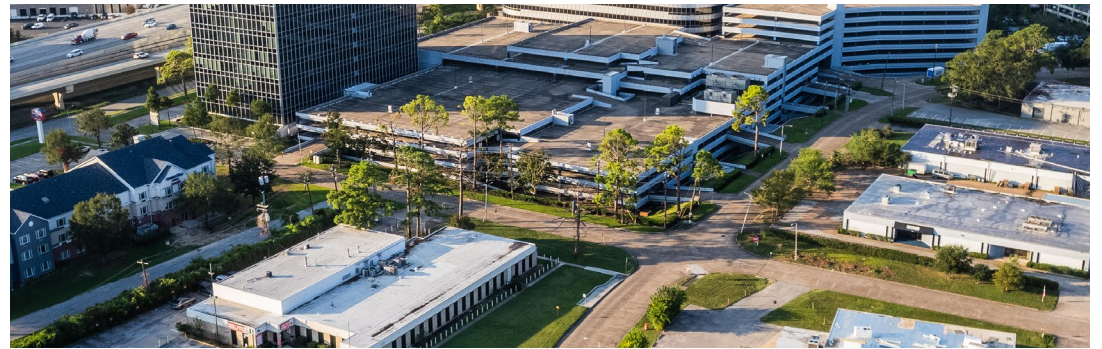
Structure – A steel frame and open-web bar joist supporting a built-up roof.

Interior Finish – Carpet/tile 2'x4' ceiling tiles, drywall. The floor of the warehouse consists of concrete surfacing.

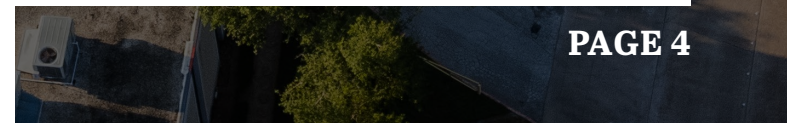
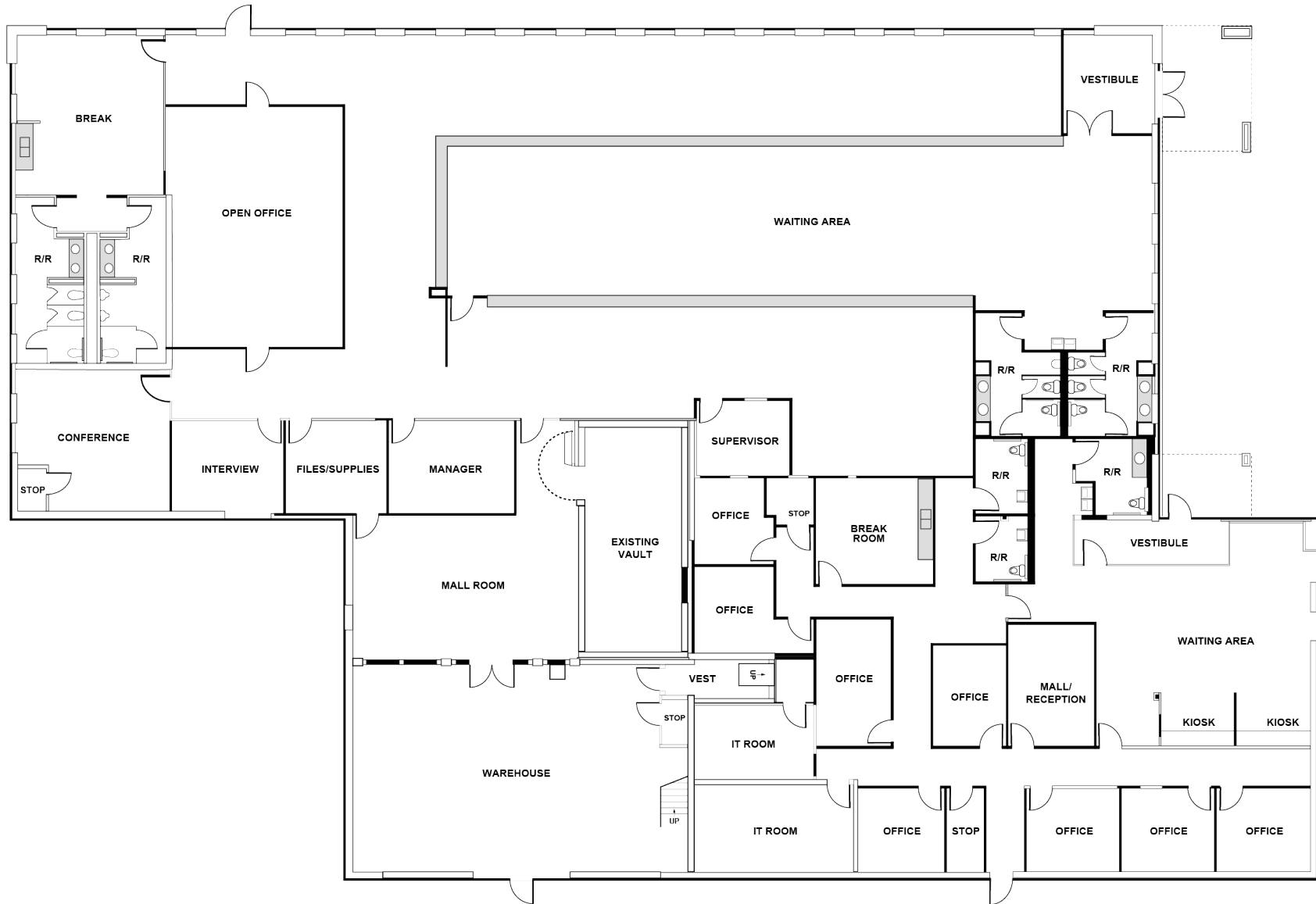
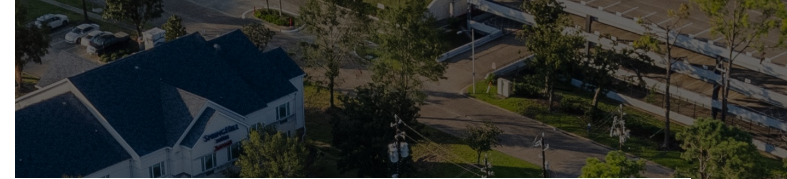
Life Safety – The building is fully sprinklered with a wet-pipe fire suppression system. Building also contains a fully addressable fire alarm system. DVR and cameras, card reader access, magnetic locks, biometric reader, gate access and airphone, wireless monitoring.

HVAC – Dx split system cooling and natural gas fired heating in the mechanical rooms. Two (2) new 10T HVAC systems installed Q4 2023 and Q1 2024. Secured in upstairs mechanical room.

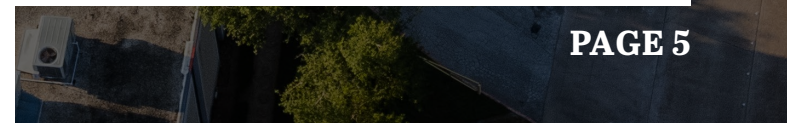
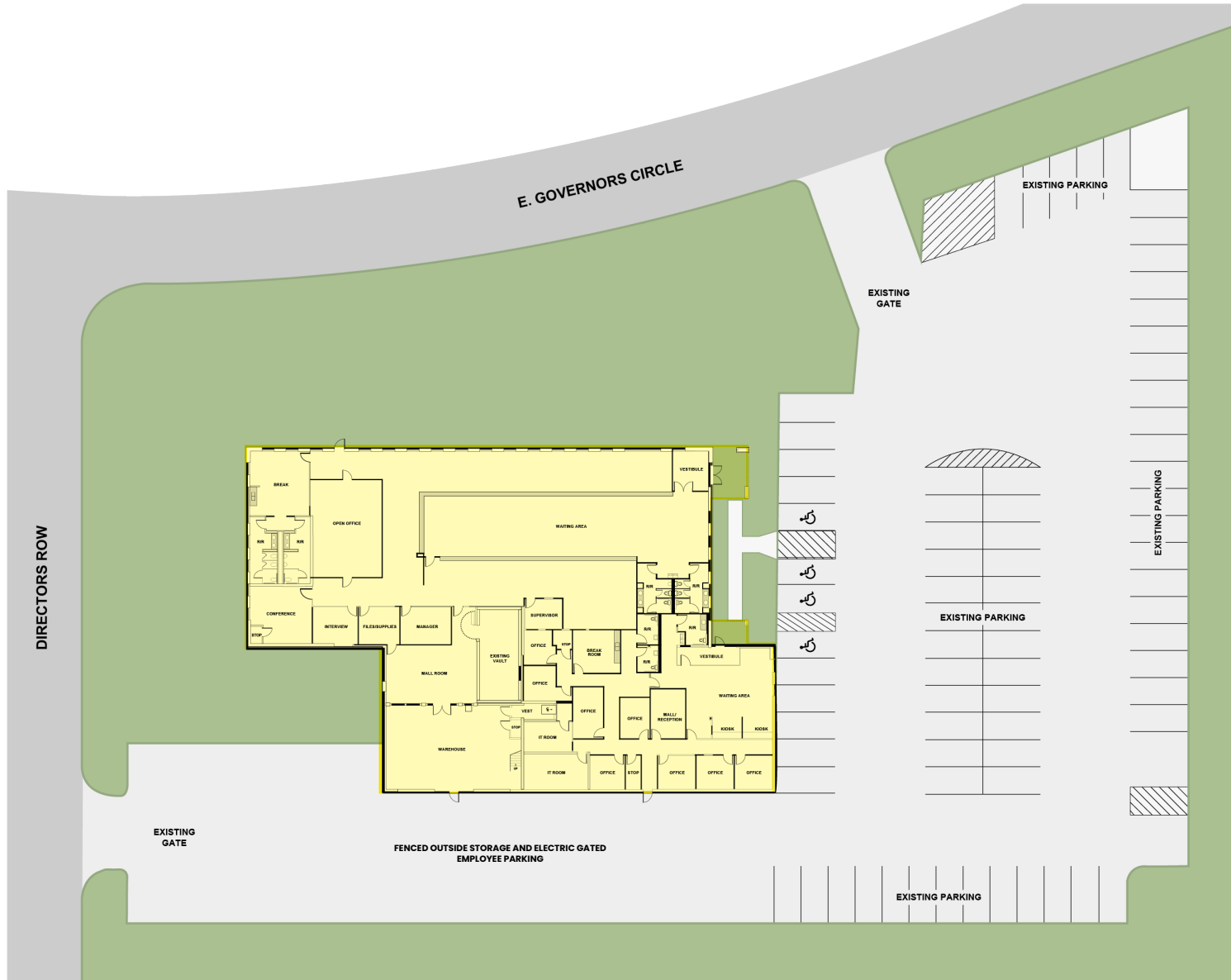
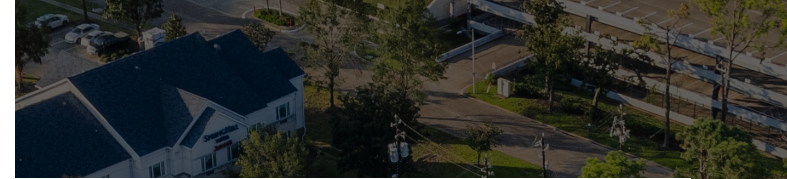
Electric – Power is supplied by the utility at 480/277-volts, three-phase, 4-wire to a 600-amps main service switchboard with feeder panels and transformers secured upstairs electrical room.



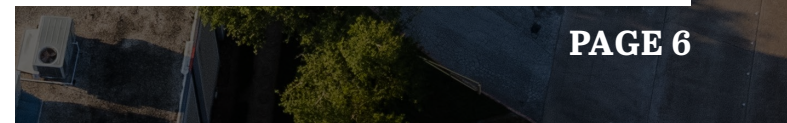
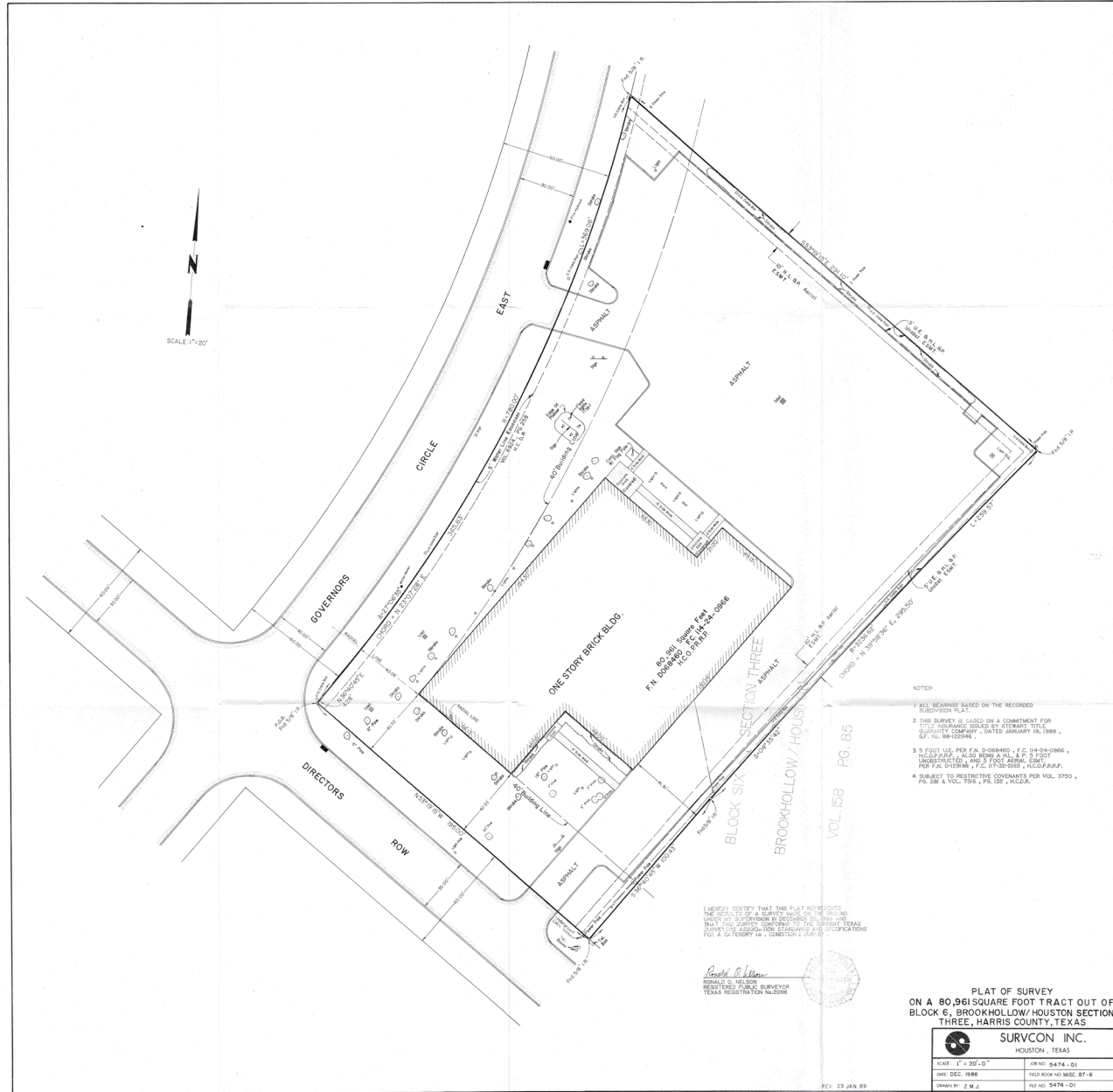
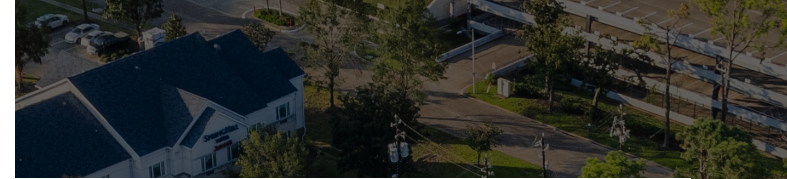
FLOOR PLAN



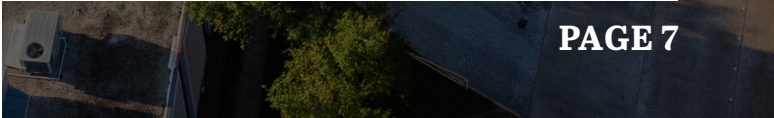
SITE PLAN



SURVEY



PHOTOS



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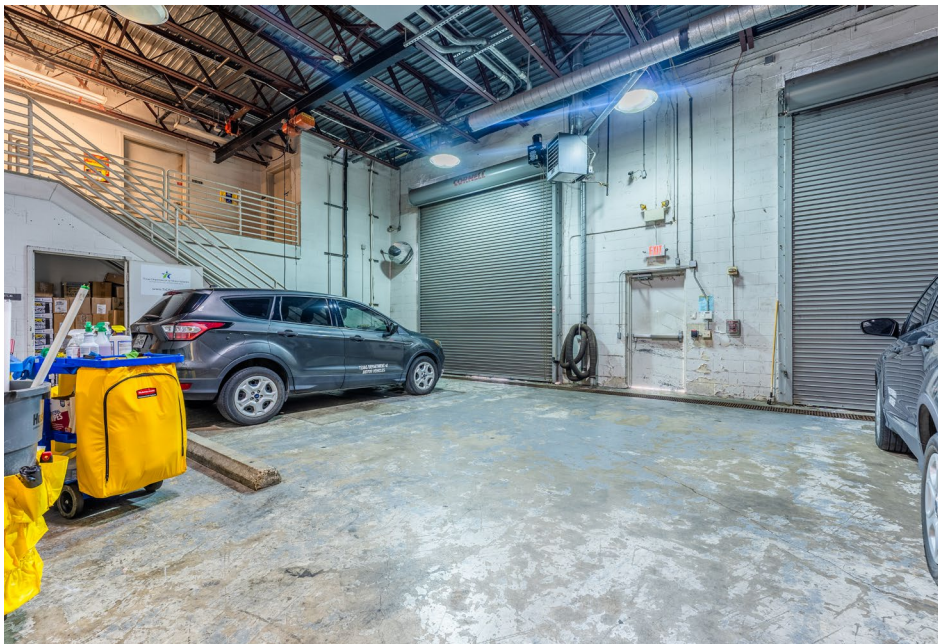
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