



OWNER/USER OPPORTUNITY



11,300
SQUARE FEET

OFFICE/
RETAIL/
FLEX
BUILDING

14934 WEBB
CHAPEL ROAD
11,300 SF • FOR SALE



PROPERTY HIGHLIGHTS



11,300
SQUARE FEET



70
HEAVY PARKING
SPACES
*6/1,000SF

- Located at Belt Line Road and Webb Chapel
- Office or Retail uses allowed
- Direct access to suites
- Shared conference room
- 24/7 Access

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14934 WEBB CHAPEL ROAD - 11,300 SF - FOR SALE

Ideal for an owner-user seeking flexibility, visibility, and long-term value creation.

- 11,300 SF total building size suitable for single-tenant or multi-tenant occupancy
- Short-term leases in place, allowing a buyer to occupy all or a portion of the property in the near term
- Renovation and repositioning opportunity to customize the space to specific operational needs
- Ability to create a flagship location with signage, branding, and upgraded finishes
- Flexible office/retail layout supports medical, professional services, creative office, or retail uses
- On-site parking for employees and customers
- Strong long-term ownership play with the ability to control operating costs and eliminate rent expense



Why 14934 Webb Chapel Works For An Owner/User?

Buy now, occupy as leases

- roll, and renovate over time
- Control your space while benefiting from future appreciation
- Offset ownership costs by leasing unused space during transition

FLOOR PLAN



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PROPERTY AERIAL



14934 WEBB CHAPEL ROAD

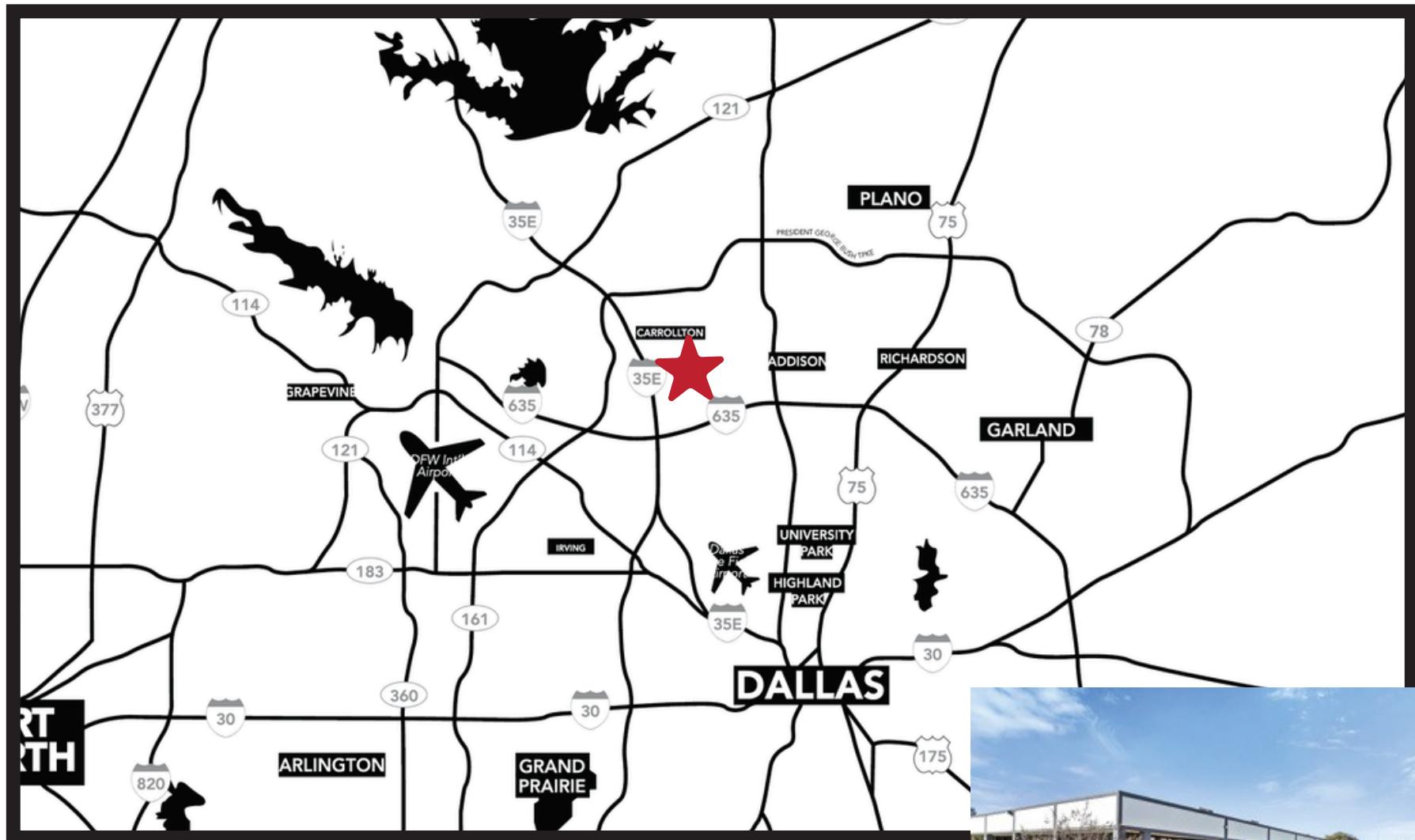
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RENT ROLL

Summary of In-Place Tenancy								
<i>Suite</i>	<i>Tenant</i>	<i>Size</i>	<i>Lease Type</i>	<i>Annual PSF</i>	<i>Annual Rent \$</i>	<i>Annual Utility Rent</i>	<i>Total Income</i>	<i>Expiration</i>
02 - Northway	Jointline Surgical LLC	707	Gross	\$16.80	\$11,880.00	\$600.00	\$12,480.00	09/30/2027
08 - Northway	Milenio Income Tax and Services LLC	618	Gross	\$14.56	\$9,000.00	\$600.00	\$9,600.00	10/31/2027
10 - Northway	Master Metal Industries, Inc	880	Gross	\$15.75	\$13,860.00	\$900.00	\$14,760.00	03/31/2027
13 - Northway	Dotson Elite Enterprise LLC	394	Gross	\$19.63	\$7,734.22	\$600.00	\$8,334.22	05/31/2027
15 - Northway	To-Do Financial LLC	318	Gross	\$17.00	\$5,406.00	\$600.00	\$6,006.00	11/30/2027
16 - Northway	Richardrianne Powell	133	Gross	\$18.00	\$2,394.00	\$600.00	\$2,994.00	11/30/2026
18 - Northway	EIV Beauty and Health, PLLC	575	Gross	\$18.00	\$10,350.00	\$600.00	\$10,950.00	10/31/2026
20 - Northway	James Bayanai	797	Gross	\$18.72	\$14,919.84	\$600.00	\$15,519.84	12/31/2028
22 - Northway	Choi Consulting LLC	383	Gross	\$21.00	\$8,043.00	\$900.00	\$8,943.00	05/31/2026
26 - Northway	Monica Johnson	1,135	Gross	\$14.85	\$16,857.72	\$900.00	\$17,757.72	06/30/2026
29 - Northway	Edwin Q Quiroz Chavez	452	Gross	\$18.00	\$8,136.00	\$600.00	\$8,736.00	08/31/2028
32 - Northway	Intermountain Staffing - LCL, Inc.	1,318	Gross	\$16.00	\$21,088.00	\$1,200.00	\$22,288.00	03/31/2028
34 - Northway	Reina Fuentes	660	Gross	\$14.55	\$9,603.00	\$600.00	\$10,203.00	04/30/2029
Available Space		2,315						
Break/Conf Room		615						
Sub-Total - Bldg. #1					\$139,271.78	\$9,300.00	\$148,571.78	
<u>14934 Webb Chapel Rd</u>								

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REGIONAL MAP



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