

# KINGWOOD OFFICE CONDOS

855 ROCKMEAD DRIVE | KINGWOOD, TX

MBM PROPERTIES



## THE PROPERTY

THESE NEW CONSTRUCTION OFFICE CONDOMINIUMS ARE LOCATED IN THE MASTER-PLANNED COMMUNITY OF KINGWOOD WITH IMMEDIATE ACCESS TO AND FROM HIGHWAY 59 (INTERSTATE 69) AND ONLY 15 MINUTES TO AND FROM BUSH INTERNATIONAL AIRPORT AND BELTWAY 8.

### GLENN CLEMENTS

PRESIDENT

GLENN@MORRISSI.COM

713.539.9090

### VINNY CHIARA

VICE PRESIDENT

VINNY@MORRISSI.COM

281.639.7060

601 SAWYER STREET, SUITE 660  
HOUSTON, TX 77007

**Morris**  
STRATEGIC INVESTMENTS LLC

[WWW.KINGWOODOFFICECONDOS.COM](http://WWW.KINGWOODOFFICECONDOS.COM)

# KINGWOOD OFFICE CONDOS

## 855 ROCKMEAD DRIVE | KINGWOD, TX



### AVAILABILITIES

- Under contract
- Available

**GLENN CLEMENTS**  
 PRESIDENT  
 GLENN@MORRISI.COM  
 713.539.9090

**VINNY CHIARA**  
 VICE PRESIDENT  
 VINNY@MORRISI.COM  
 281.639.7060

Monument Sign





# KINGWOOD OFFICE CONDOS

## 855 ROCKMEAD DRIVE | KINGWOOD, TX



KINGWOOD OFFICE CONDOMINIUMS CONSISTS OF 30 UNITS ACROSS 7 BUILDINGS. INDIVIDUAL UNITS ARE FOR SALE. EACH UNIT IS ROUGHLY 1250 SF. TWO UNITS MAY BE COMBINED FOR A LARGER UNIT. USE IS LIMITED TO OFFICE USES ONLY.

UNITS WILL BE DELIVERED FULLY BUILT OUT, MOVE-IN READY, AND PREPARED TO APPLY FOR A CERTIFICATE OF OCCUPANCY. STANDARD FINISH PACKAGE OF CARPET FLOORS IN OFFICES AND VCT TILE IN THE RECEPTION, KITCHEN, AND BATHROOMS.



TROUBLE FREE OWNERSHIP. ALL COMMON AREAS, INCLUDING TRASH DUMPSTER PICKUP, ROOF AND GROUNDS MAINTENANCE ARE HANDLED BY THE PROPERTY OWNER'S ASSOCIATION.

UNITS ARE FOR SALE INTENDED FOR OWNER-OCCUPIED USE, BUT OWNERS MAY LEASE THEIR UNITS TO A THIRD PARTY CREATING A VERY UNIQUE COMMERCIAL INCOME PRODUCING, TRIPLE NET INVESTMENT USUALLY UNAVAILABLE TO INVESTORS AT THIS PRICE POINT.



MORRIS STRATEGIC INVESTMENTS

601 SAWYER STREET, SUITE 660  
HOUSTON, TX 77007

[KINGWOODOFFICECONDOS.COM](http://KINGWOODOFFICECONDOS.COM)

Morris  
STRATEGIC INVESTMENTS