



FULLY OCCUPIED GOVERNMENT BUILDING

Office Property For Sale

ROGERS HEALY
AND ASSOCIATES COMMERCIAL

2525 E HIGHWAY 175 | KAUFMAN, TX 75124

PROPERTY DESCRIPTION

This impressive 14,240-square-foot commercial office building is anchored by a Class A tenant, a reputable government agency, ensuring a stable and secure investment. The tenant recently renewed their lease, with 10 years remaining, which demonstrates their commitment to the property. The well-maintained building offers a modified gross lease structure at a competitive rate of \$17.13 per square foot, resulting in a strong 6% cap rate for investors. Located in a prime area, the property features ample parking in both the front and rear, maximizing convenience and accessibility for the tenant and visitors alike. With a favorable lease structure that balances responsibilities between the property owner and tenant, this asset offers a rare opportunity for investors seeking steady returns and long-term income stability.

BUILDING

Type	2 Star Office	RBA	14,240 SF
Tenancy	Single	Stories	1
Year Built	2007	Typical Floor	14,240 SF

SALE

For Sale	Sale Type	Status
Price Not Disclosed	Investment	Active

TRANSPORTATION

Parking	Walk Score®
97 Available (Surface); Ratio of 6.81/1,000 sf	Car-Dependant (7)

CONTACT

William Connery
REALTOR® | COMMERCIAL REAL ESTATE AGENT

607.423.8718

WilliamConnery@RHACommercial.com

WilliamConnery.RogersHealy.com | RHACommercial.com

ROGERS HEALY
AND ASSOCIATES COMMERCIAL

Copyright © 2024 Rogers Healy and Associates Commercial, LLC. All rights reserved. The material contained in this flyer is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of Rogers Healy and Associates, Commercial Division (RHA). The material is based, in part, upon information obtained from third party sources, which RHA deems to be reliable. However, no warranty or representation is made by Rogers Healy and Associates or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.