

SALE

13111 WESTHEIMER OFFICE BUILDING

13111 Westheimer Road Houston, TX 77077



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	59,625 SF
Available SF:	
Lot Size:	1.58 Acres
Number of Units:	109
Price / SF:	-
Cap Rate:	6%
NOI:	\$598,000
Year Built:	1984
Renovated:	2022
Zoning:	COMMERCIAL

PROPERTY OVERVIEW

Unveiling a prime investment opportunity, the 59,625 SF 13111 Westheimer OFFICE BUILDING features 109 units and offers a compelling proposition for office building investors. Built in 1984 and meticulously renovated in 2022, this property boasts a robust 95% occupancy rate, ensuring a steady income stream. With flexible floorplates accommodating various office configurations and expansive exterior glazing flooding the interior with abundant natural light, the building provides an inspiring workspace environment. Dedicated parking, efficient mechanical and electrical systems, secure entry points, and modern HVAC systems guarantee a hassle-free and comfortable experience for tenants. Enhanced by its visibility from Westheimer Road and responsive property management, this property stands as a strong contender for investors seeking a high-yield, low-maintenance asset in the vibrant Houston market.

PROPERTY HIGHLIGHTS

- 59,625 SF building with 109 units
- Built in 1984, renovated in 2022
- Zoned COMMERCIAL in Houston area
- 95% occupancy

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COLDWELL BANKER
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UNIVERSAL

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LOCATION DESCRIPTION

Ideally located in the bustling district of Houston, 13111 Westheimer OFFICE BUILDING offers a compelling investment opportunity for office building investors. Situated in the vibrant 77077 area, this prime spot provides convenient access to major highways, making it an attractive choice for businesses seeking a strategic location. Anchored by an array of dining, shopping, and entertainment options, the area creates a dynamic ecosystem for professionals and employees. Furthermore, the proximity to notable business centers, educational facilities, and residential communities enhances the property's appeal to potential tenants. With its strategic positioning and access to key amenities, this investment opportunity promises strong rental demand and potential for lucrative returns in the thriving Houston commercial market.

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