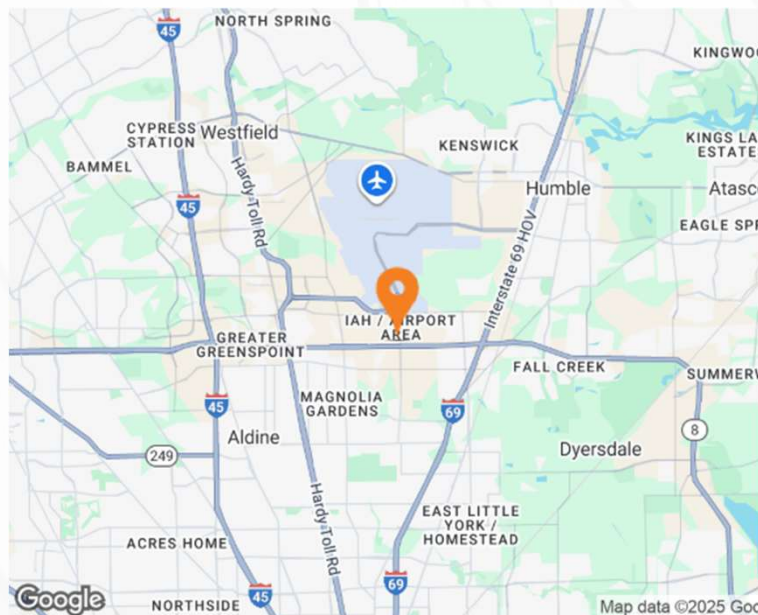


# FOR SALE | GATEWAY I & II

Value-Add Office Opportunity for Investor or Owner/Occupier

**NWC of 3663 N Sam Houston Parkway E & 15333 John F Kennedy Blvd,  
Houston, Texas 77032**



**LISTING PRICE**

**\$8,301,800**



**RENTABLE SQUARE FEET**

**±268,760**



**PRICE/SF**

**\$30.89**



**OCCUPANCY**

**36.6%**



**LOT SIZE**

**±7.188 Acres\***



**SIGNAGE AVAILABLE**

**Multiple Monument/Building  
Signage Opportunities**

## INVESTMENT HIGHLIGHTS

- Near and long-term value-add potential with tremendous upside
- 796 Parking Spaces via a 5-Level Concrete Garage plus 19 surface spaces providing a healthy parking ratio of 3.03/1,000 RSF
- Opportunity to acquire a well located and versatile two-building office asset for a fraction of replacement cost
- Strategic Intersection at NWC of Beltway 8 and JFK Blvd (just 10 minutes to George Bush Intercontinental Airport) with a traffic count of nearly 140,000 vehicles per day, the property capitalizes on Houston's extensive transportation network offering unparalleled accessibility for tenants
- \*Includes ±3.0 Acres of Developable Acreage

Exclusively Listed By:

**KEITH E. LLOYD**

Managing Director Investments

O: (713) 452-4243 C: (713) 927-4546

E: [Keith.Lloyd@marcusmillichap.com](mailto:Keith.Lloyd@marcusmillichap.com)

License: TX: 307120

**Marcus & Millichap**