

3,000 SF BROWNSTONE OFFICE SPACE FOR SALE OR LEASE

25511 Budde Rd
Suites 701
The Woodlands, TX
77380



AVAILABLE:

3,000 square foot office with ample parking
Two-story office condominium with both private
offices and shared work spaces.

Short Term Lease Available

USES:

Perfect for your small to medium business or as an
investment. Currently built out as a general office.

PRICE:

\$575,000.00 for sale as of 3/22/24
\$18.50/rsf/year + NNN fees

LOCATION:

Prime location in The Woodlands with quick access to I-45. This location provides ample parking and plenty of area amenities that include residential, restaurants, medical, fuel, and more.

SUMMARY:

Great location for your small to medium business. Perfect investment opportunity. Area amenities and housing provide an abundance of business opportunities.



OFFICE:

RE/MAX ONE - The Woodlands & Spring
6620 Woodlands Parkway
The Woodlands, TX 77382
www.mwtrealtygroup.com

MATT TRAYLOR, CCIM

Commercial Real Estate Specialist

936.524.2510 Mobile
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DESCRIPTION:

LOCATED JUST MINUTES FROM I-45, THE WOODLANDS, GRAND PKWY 99, EXXON and more. This double suite (#701) make up two-thirds of building number 7, also known as the FANNIN building. Situated in a large condominium business park, these suites are in the Phase 1 of this park, lending themselves to easier access to main thoroughfares. This two-story office suite is currently built-out as a business office, complete with breakroom area, reception, conference room, a combination of private offices and shared spaces, and storage closets. This combined approx. 3,000 sq./ft. includes 8 private offices, 1 large Conference room, a Breakout room, a dedicated Print / mail area that could be converted for your specific needs, 2 storage rooms, Restrooms on both floors, a communications and server room, structured wiring for computer data, TV and security and 11 parking spaces. This Business complex is adorned with rich interiors, crown molding, granite countertops and a stone featured interior wall in reception. Conveniently located three blocks from I-45, nearby restaurants, retail and all desired local services. Built with energy efficient premium insulation package, double glass windows, high efficiency 14 Seer central HVAC system and high efficiency instant water heater.

PLEASE CONTACT MATT TRAYLOR @ 936-524-2510 for additional information.



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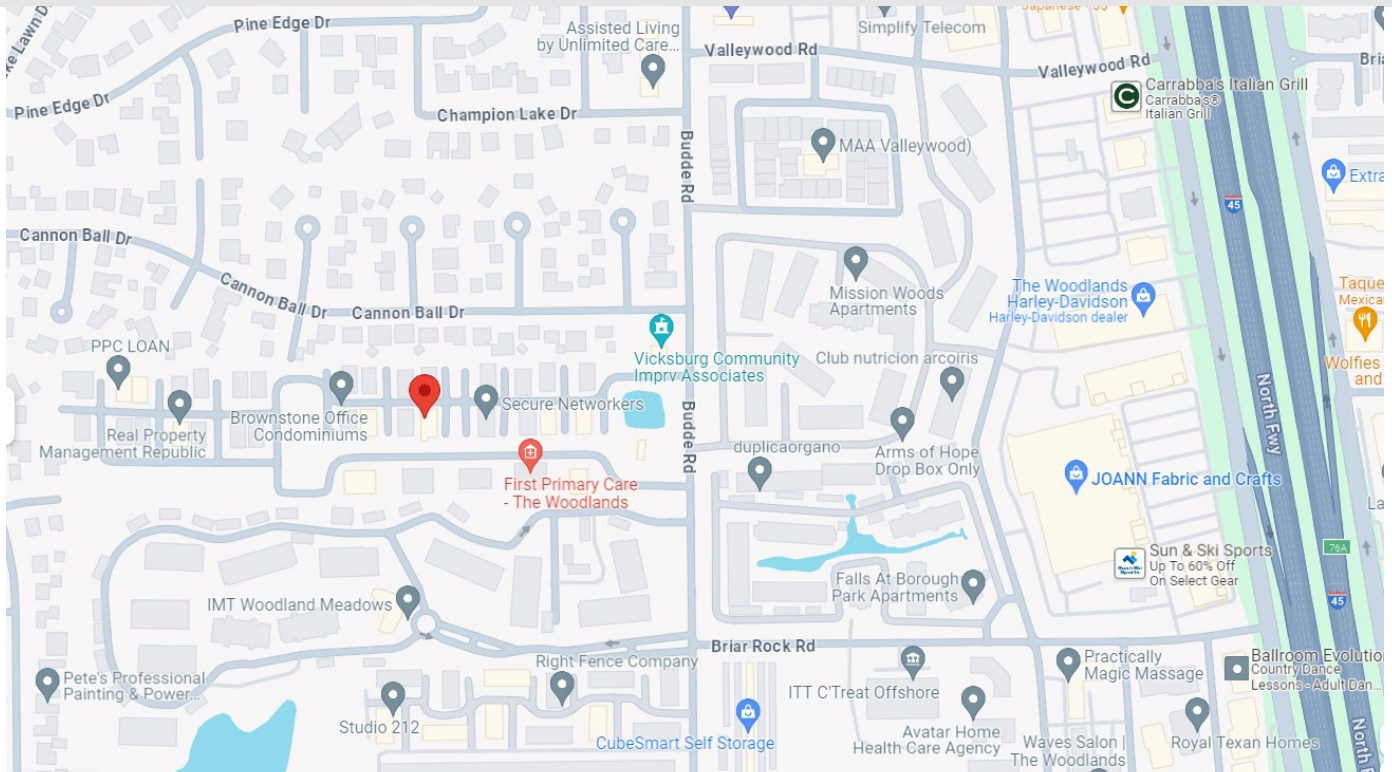
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