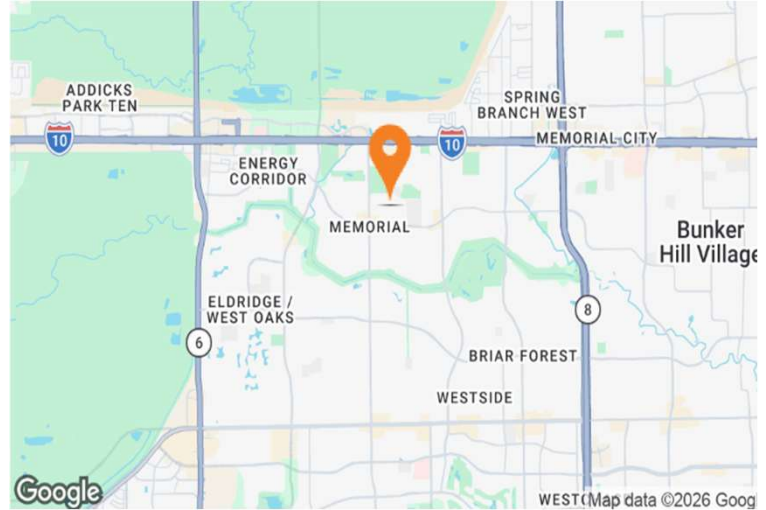


FOR SALE: VALUE-ADD OFFICE IN THE HEART OF WEST HOUSTON

800 Tully Road, Houston, Texas 77079



±16,571 SF at \$108/SF — under 10% leased,
with lease-up and owner-user upside in Katy Freeway West



LISTING PRICE
\$1,795,000



RENTABLE SQUARE FEET
±16,571



YEAR BUILT
1984



LOT SIZE
±0.46 Acres

INVESTMENT HIGHLIGHTS

- **Owner-User Ready.** Full-building availability and flexible ±198–4,485 SF suites make this an ideal owner-user play — occupy one suite, lease the rest, and finance with as little as 10% down via SBA 504/7(a).
- **Substantial Lease-Up Runway.** The building is <10% leased. Leasing toward the submarket's ~77% occupancy is the single largest value lever and the core of the business plan.
- **Below-Market In-Place Rents.** In-place base rent averages ~\$11.41/SF (top lease \$23/SF) against the \$24.53/SF Katy Freeway West asking rent, leaving room to mark rents up as existing leases roll.
- **Irreplaceable Location.** Urban infill behind Stratford High School, under a mile south of I-10 and minutes from CityCentre, Memorial City, and the Energy Corridor — access and visibility that are difficult to replicate.
- **Basis Well Below Replacement.** Entering the market at \$108/SF, the property sits far below new-construction cost — a low, defensible entry point in a repricing office market.
- **Major Systems Addressed.** 2022 Roof; three of the four rooftop Trane HVAC units have been replaced, reducing near-term capital exposure and focusing value-add spend on cosmetic and common-area upgrades.

Exclusively Listed By:

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