



8118 Fry Rd, Cypress, TX 77433

\$24/SF/YR

\$2/SF/MO

Cypress Crossing Office Park

Office | Single tenant | 1,225 sq. ft.



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Listing Added: 07/20/2024

Listing Updated: 08/01/2024

Building Details

Property Type	Office	Subtype	Traditional Office
Tenancy	Single	Submarket	Cypress
Submarket Cluster	Northwest		

Building Description

This beautiful office space is located within Cypress Crossing office park. Finished in 2023, this unit has been used as a real estate team headquarters. Offered for lease with availability as soon as September . The unit has a large reception area, conference room, break room, three large private office, and a storage room. Light colored wood- look tile and commercial carpet throughout. Upgraded lighting fixtures, as well as custom painted accent walls. Conveniently located with easy access to 290 and Grand Parkway.

Building Highlights

- Security system installed with digital panel, app access, cameras, and motion detectors.
- Surface unassigned parking
- Low utility costs
- AT&T high speed internet available
- Large windows with ample natural light throughout
- Newly built- one year old
- High ceilings
- Stunning reception area with beams and chandelier
- Networking closet with additional storage
- Contemporary style design
- 24/7 access
- Great location
- Refrigerator for break room negotiable- stainless steel (under 1 year old)
- Broker owned

Building Location (1 Location)



Details

Listing Type	Direct	RSF	1,225 SF
USF	1,225 SF	Office Available	1,225 SF
Parking	surface- unassigned	Rate (Per SF)	\$2 / SF / MO
Lease Type	NNN	Lease term	1-2 years
Total CAM (Per SF/MO)	\$0.2	Expense Rate (Per SF/MO)	\$0.5
Total Rate (Per SF/MO)	\$2.7	Total Monthly Rent	\$3,307.5
Days on Market	12 days		

Property Photos (24 photos)

