

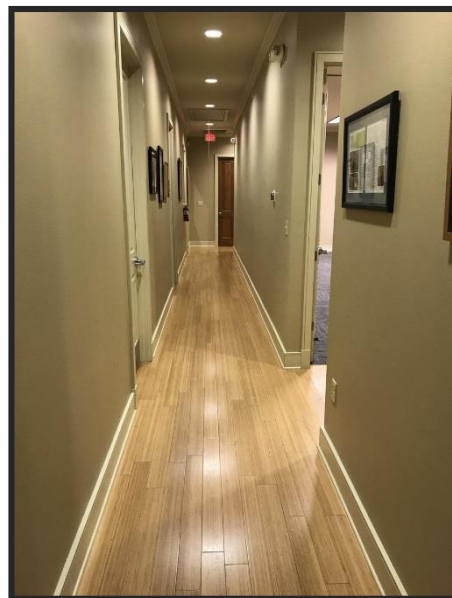
4864 BLUEBONNET BLVD.



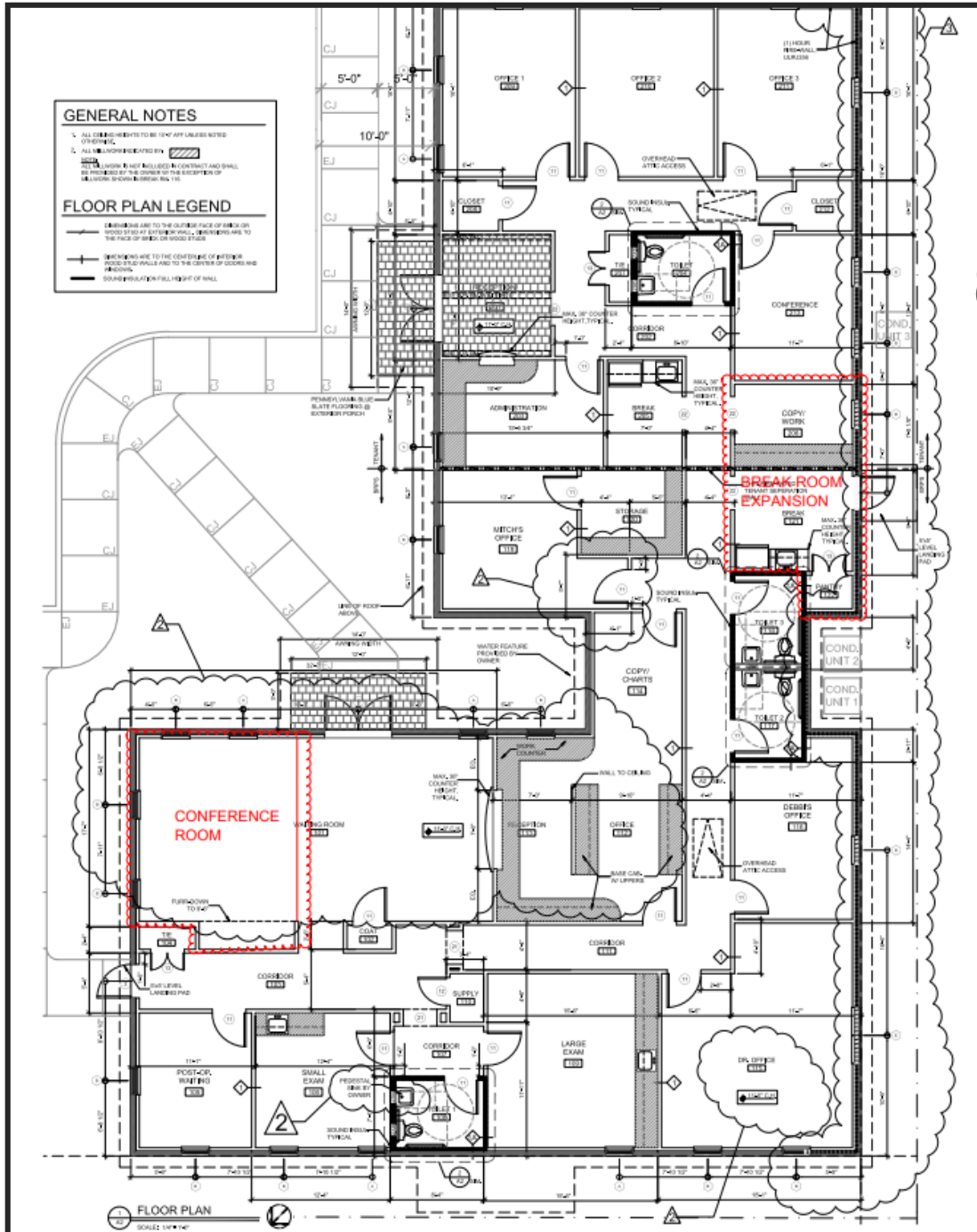
## PROPERTY DETAILS:

- Ironstone Office Park
- 4,760 Square Feet
- Split into two suites - 1,587 SF LEASED and 3,173 SF AVAILABLE
- Sale Price: \$910,000
- Lease: \$20.00/sf (Modified Gross)
- Ample Parking
- Annual Expenses:
  - Taxes: \$13,035
  - Insurance: \$4,760
  - Condo Dues: \$4,000

**OVERVIEW:** Garden-style office available in Ironstone Office Park. Located at the corner of Bluebonnet Blvd and Oliphant Rd with convenient access to I-10, I-12, and Jefferson Highway. The building includes 6 Offices, Reception, Conference Room, Kitchen, Copy/File Room, Server Room, and 3 Restrooms. **FOR LEASE OR FOR SALE.**



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