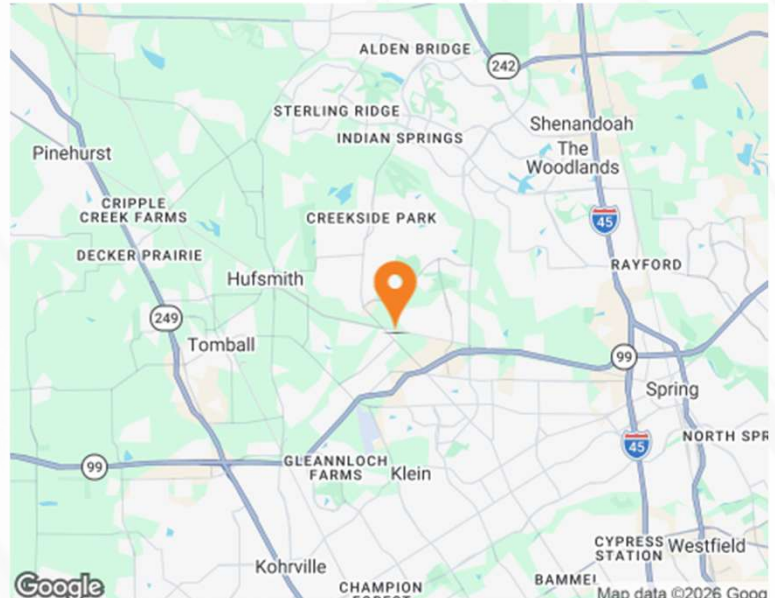


PRICE REDUCED (VALUE-ADD) | THE OFFICES ON DOWDELL

The Woodlands area, value-add, premium office complex,
offering annual rent increases and strong cash flow day one

7630 Dowdell Road, Spring, Texas 77389



LISTING PRICE

Contact Broker
for Pricing



TOTAL SQUARE FEET

±31,312 SF



OCCUPANCY

88.50%



YEAR BUILT

2023-2025



LOT SIZE

±2.407 Acres

INVESTMENT HIGHLIGHTS

- Value-add, income-producing asset delivering strong cash flow from day one.
- NNN leases with automatic \$0.50/SF annual rent increases, including at renewal.
- Diverse tenant mix: title company, contractor, health & wellness, and other professional services.
- Completed at the end of 2025 with high-quality materials and energy-efficient systems.
- One of the most modern standalone office projects in the area, with no nearby comparable competition.
- Excellent access from both Kuykendahl Road and two access points from Dowdell Road.
- Rare opportunity to secure a flagship investment in a fast-growing area near The Woodlands.

Exclusively Listed By:

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