

# Value-add investment opportunity



1 2 0 0 0

# Aerospace

12000 Aerospace Ave., Houston, TX

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## Property highlights



Beautiful granite lobby



Recently updated common area finishes



Card key access system



Separate freight elevator with loading dock



Outdoor green space with picnic area, patio games and seating



Abundant tenant parking with covered parking available

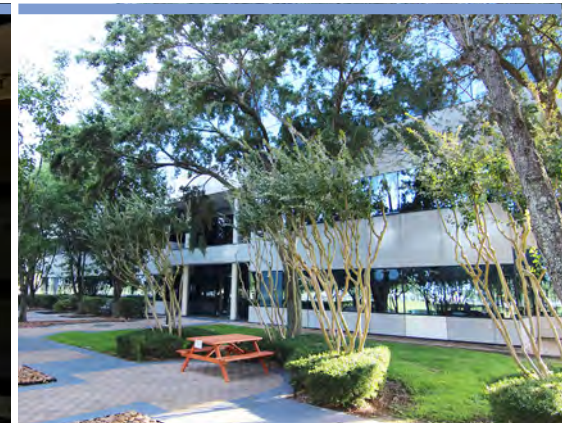
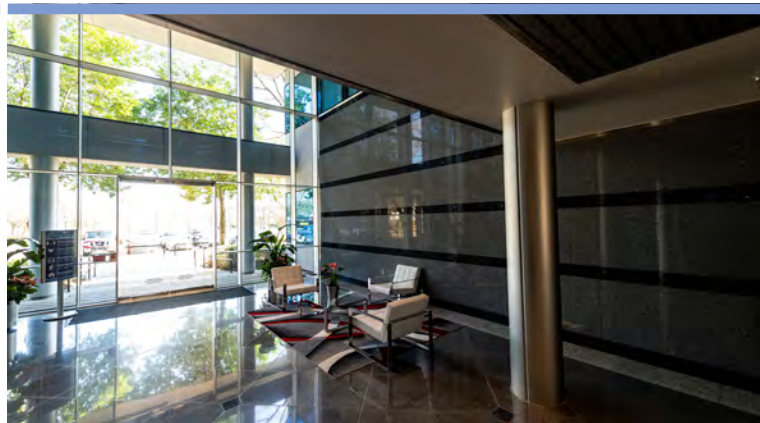
## Property statistics

Address	12000 Aerospace <a href="#">12000 Aerospace Ave.</a> <a href="#">Houston, TX 77034</a>
Property Size	+/- 79,783 sf
Site Size	+/- 8.09 acres
Class	B
Number of Stories	4
Year Built	1990
Percent Leased	95%
Parking	5.75/1,000
Submarket	NASA/Clear Lake



## Value-add investment opportunity

- Currently 95.1% leased by nine tenants with a remaining weighted average lease term of +/- 2.34 years.
- Strong lease-up potential as indicated by new leases, renewals, and/or expansions signed for all tenants since 2018.
- Assured cash flow growth through \$0.50 PSF contractual rent increases in all leases.
- Significant capital improvements of over \$590,000 completed since 2017, including a roof replacement in 2020.



## Prime Southeast Houston location



Located adjacent to Ellington Field, along Aerospace Avenue within walking distance to Lone Star Flight Museum.



Immediate access to Highway 3 (Old Galveston Road) and minutes from Interstate 45 (Gulf Freeway), Beltway 8 and Highway 225.



Conveniently located in the heart of the NASA/Clear Lake submarket with close proximity to Galveston, downtown Houston and Hobby Airport.

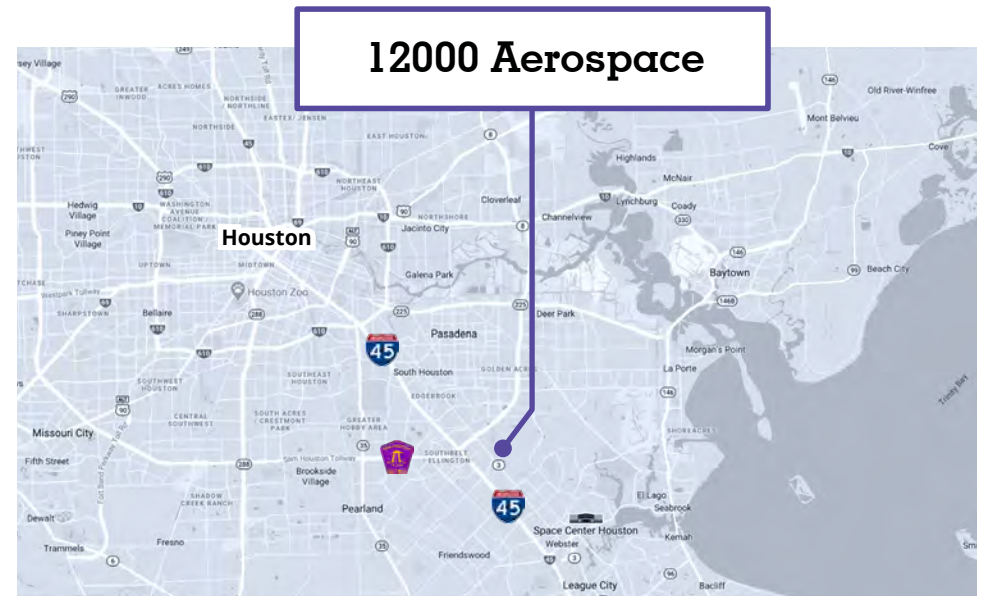


Unique location offers accessibility to Johnson Space Center, University of Houston – Clear Lake and the Kemah Boardwalk.



Ideally positioned near numerous shopping, dining, hotel and recreational establishments throughout the thriving Clear Lake area.

## Location maps



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Aerospace



**If you would like more  
information on this offering,  
please get in touch.**

**Darrell L. Betts, CCIM**

darrell.betts@avisonyoung.com  
713.993.7704

**Jessica S. Alexander**

jessica.alexander@avisonyoung.com  
713.993.7703

**Austin H. Stacey**

austin.stacey@avisonyoung.com  
512.221.8260

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Five Post Oak Park, 4400 Post Oak Pkwy #1500 | Houston, TX 77027 | 713 993 7700

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