

For Sale | 8,332 SF Opportunity

6343 SKYLINE DRIVE | HOUSTON, TX 77057



ASKING PRICE

\$2,500,000
(\$300/SF)

BUILDING SIZE

8,332 SF

LAND AREA

±1.0 AC

For sale information, contact:

GRANT SCHIRO | 832.459.1370 | grant.schiro@streamrealty.com

TRIPP PRUET | 713.825.5548 | tripp.pruet@streamrealty.com





INVESTMENT SUMMARY

6343 Skyline Drive is a 8,332 SF, two-story office building on a full acre in Houston's Richmond/Fountainview corridor, offered at \$2,500,000 (\$300/SF). Built in 1980 and extensively renovated in 2014, the property presents two clean acquisition angles.

Continue the Coworking Operation: The building currently runs at 94.4% occupancy under a coworking/flex model, with a designer lobby, chef's kitchen, conference room, and tenant lounge already in place. A buyer with management capabilities can step in and operate day one with no capital outlay required.

Own Your Headquarters: At \$300/SF, an owner-user acquires 8,332 SF of renovated, amenity-rich office space at a basis that almost certainly beats leasing comparable product in the Galleria or Greenway submarkets—and builds equity in the process. The north end of the site offers an additional ±8,400 SF of buildable land for warehouse, storage, or expanded parking as the business grows.

PROPERTY OVERVIEW

ADDRESS	6343 Skyline Drive, Houston, TX 77057
SUBMARKET	Richmond/Fountainview Corridor
ASKING PRICE	\$2,500,000 (\$300/SF)
BUILDING SF	8,332 SF
STORIES	2
LAND AREA	± 1.0 AC
YEAR BUILT/RENOVATED	1980/2014
PARKING	4.5/1,000 SF
CURRENT OCCUPANCY	94.4%
SECURITY	Fully Fenced & Gated



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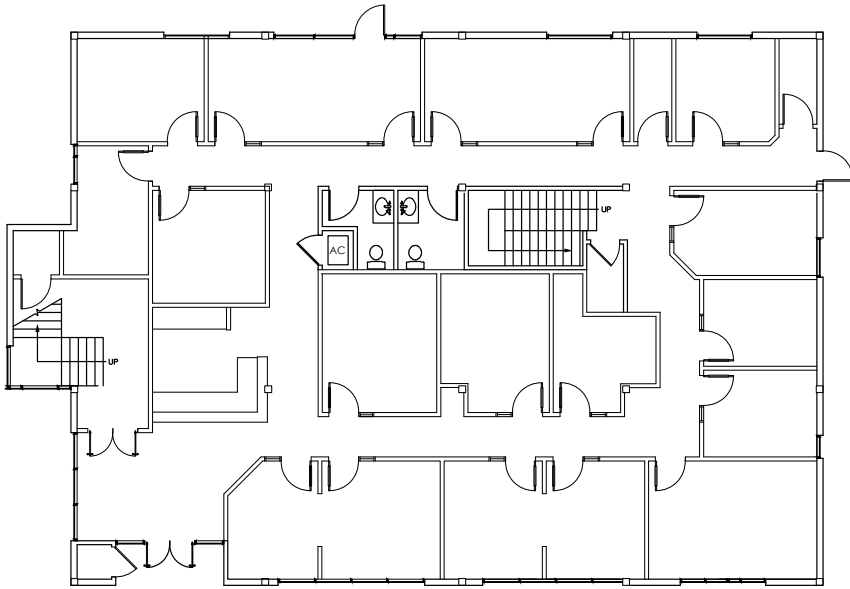
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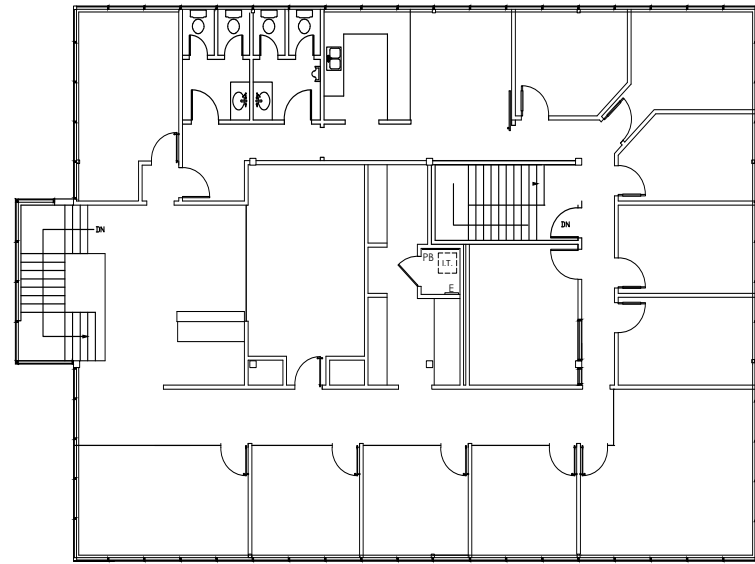
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FLOOR PLANS

FIRST FLOOR: 4,078 SF



SECOND FLOOR: 4,254 SF



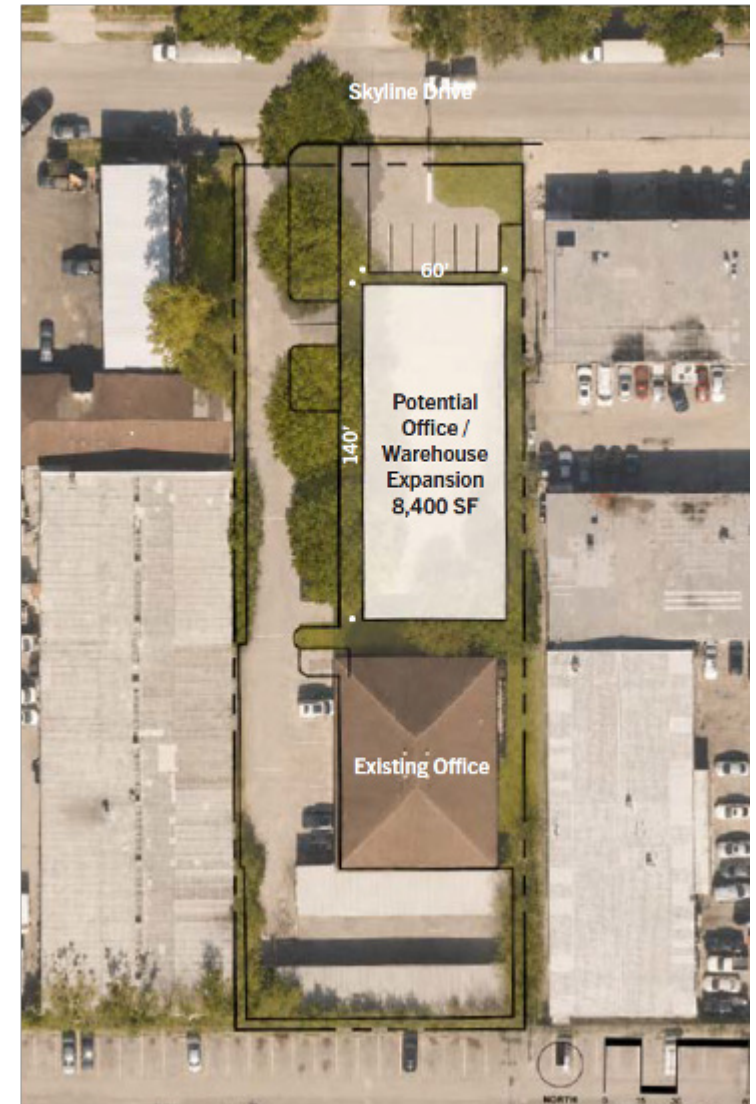
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POTENTIAL OFFICE/WAREHOUSE EXPANSION

Build to Your Needs: The vacant north parcel (±8,400 SF, 60'x140') accommodates a warehouse addition, extra covered parking, or storage facility to serve an owner-operator's specific business requirements.



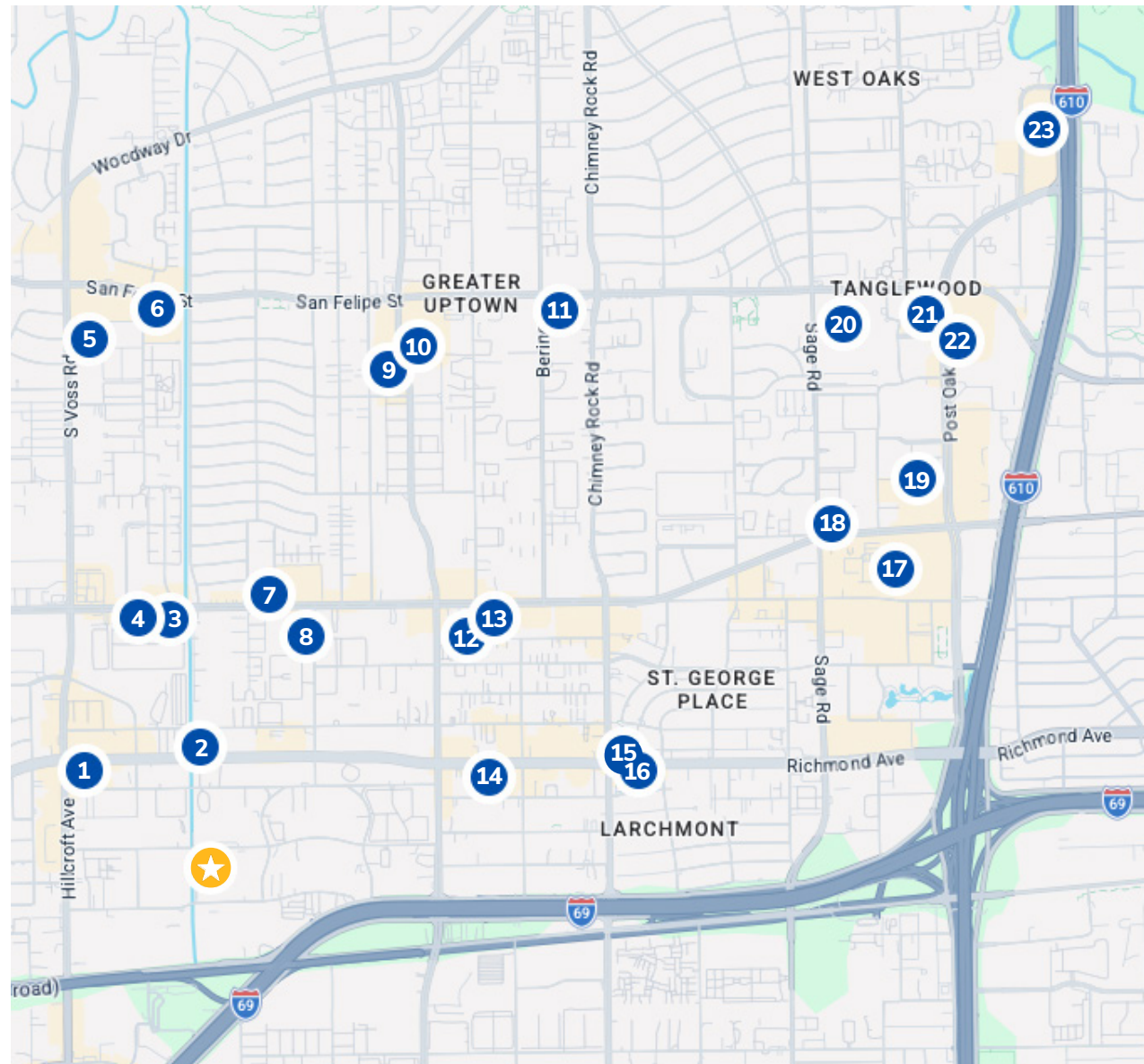
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NOTABLE NEIGHBORS

1. Pappasito's
2. Loyal
3. Fadi's
4. We're Dough
5. Kroger
6. Cafe Adel
7. House of Pies, Mezza Grille, BB's Tex Orleans
8. Schlotzsky's Deli
9. Barnaby's Cafe, Craft Pita & Cabo Bob's
10. H-E-B, Tochy's Tacos, La Madeleine, & Gyro Hut
11. Leaf and Grain
12. Juliet
13. Pappas Bros. Steakhouse, & Pappas Burger
14. Foam Coffee & Bakery
15. Starbucks
16. Roostar, Shipley Do-Nuts, & La Tapatia
17. **The Galleria:** Musaafer, Nobu, JOEY Uptown, Apple, Neiman Marcus, Nordstrom, Saks Fifth Avenue, and 350+ more
18. J.W. Marriott
19. **Centre at Post Oak:** Nordstrom Rack, Old Navy, Homegoods, and 5+ retailers
20. Jimmy John's & Los Tios
21. **BLVD Place:** North Italia, Whole Foods, Cactus Club Cafe, True Food Kitchen, Ninfa's
22. **Post Oak Plaza:** Balboa Surf Club, Bluestone Lane, il Bracco, Kenny & Ziggy's, Local Foods, Nando's Peri Peri, Rakkan Ramen, Tacodeli, and 10+ retailers
23. **Uptown Park:** Flower Child, Juiceland, Lombardi, Rocambolesc, Uptown Sushi, Urbe, Sweetgreen, McCormick & Schmick's, J. Alexander's, and 20+ retailers



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