



8225 WESTGLEN DRIVE

WESTCHASE | HOUSTON

# EXECUTIVE SUMMARY.

**8225 Westglen Drive** presents a rare opportunity to acquire a fully renovated, move-in-ready office building in the heart of Houston's thriving Westchase submarket. This 5,196 SF Class B asset, positioned on a secure, gated 0.27-acre lot, offers exceptional flexibility for owner-users, professional firms, or investors seeking stable returns in one of Houston's most desirable business corridors.

Originally constructed in 1983, the property underwent comprehensive renovations in 2017 and 2025, transforming it into a modern, efficient workplace environment. Recent upgrades include new commercial storefront glass, LED lighting, and enhanced emergency egress systems, all covered under a two-year warranty. The result is a turnkey asset that blends quality construction with contemporary functionality—ready to serve immediate occupancy or long-term investment objectives.

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Exceptional Office  
Opportunity with  
Customizable Buildout —  
Offered at \$1.29 Million

## FEATURES

- **14 Gated Parking Spaces** | 2.69 per 1,000 SF
- **Perimeter Fencing** | Enhanced property security
- **Camera Wiring in Place** | Simplified surveillance setup
- **24-Hour Access** | Around-the-clock entry for tenants and staff



# PROPERTY OVERVIEW.

|               |                                |
|---------------|--------------------------------|
| Land Area     | Lot: 0.27 Acres   Bldg: 0.44   |
| Building Area | 5,196 SF (\$248.27/SF)         |
| Year Built    | 1983   Remodeled 2017 and 2025 |
| Floors        | 3 Stories                      |
| Foundation    | Slab-Concrete Columns          |
| Roof          | Commercial                     |
| Zoning        | R1                             |

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## INVESTMENT HIGHLIGHTS

- Turnkey office with modern finishes, flexible layout, and dual breakrooms
- Custom buildouts available through award-winning builder/owner
- Prime Westchase location with strong tenant demand and long-term value
- Offered at \$1.29M (\$248.27/SF) with projected lease rates of \$24–\$30/SF
- Upside potential: estimated value of \$1.78M at a 7% cap rate



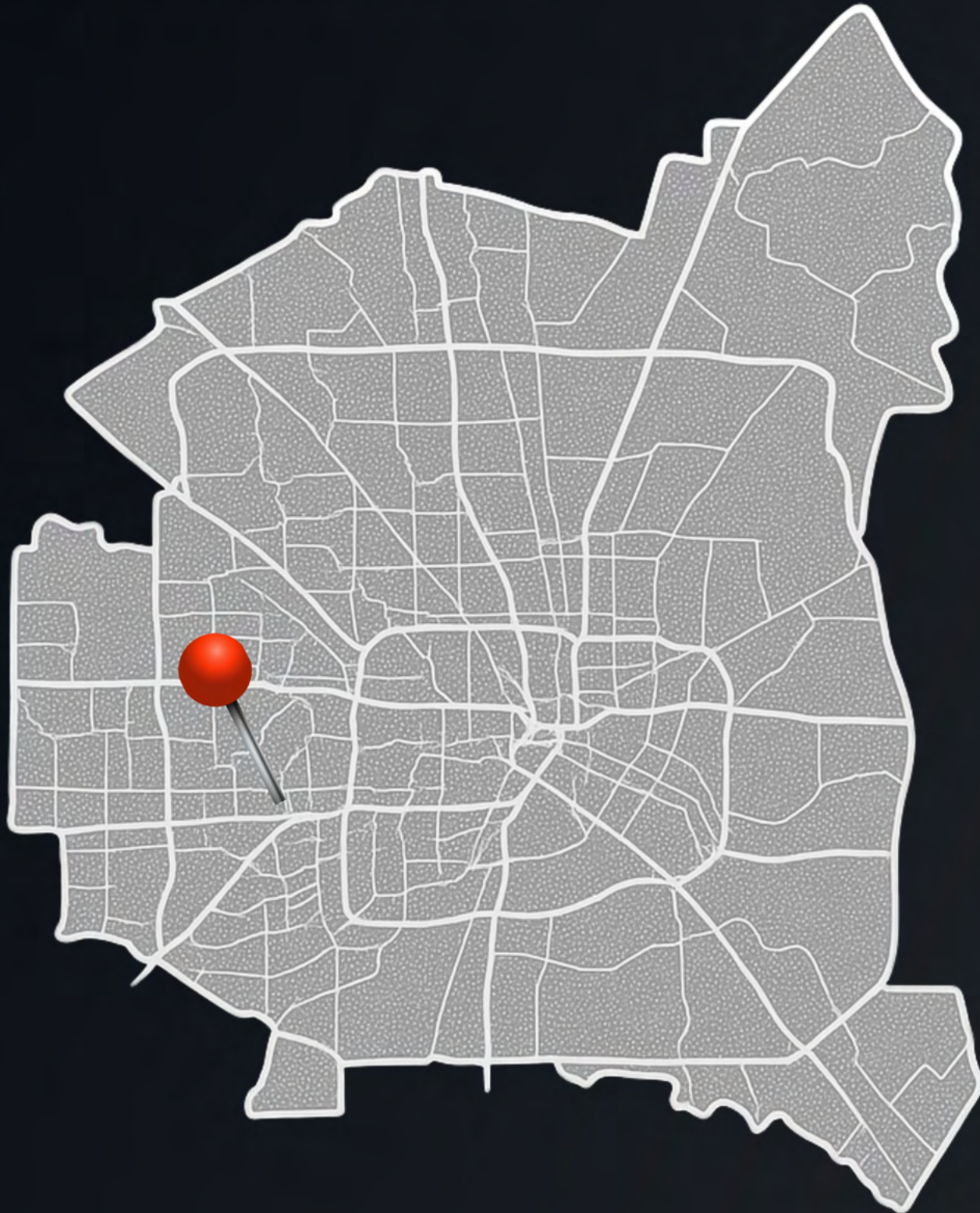
# PROPERTY OVERVIEW.

## Sites + Structures

Thoughtfully Renovated Interiors Featuring Open Layouts, Natural Light + Premium Finishes



## LOCATION + ACCESSIBILITY.



## STRATEGIC POSITIONING

- Located in the Westchase area, surrounded by dense residential communities, major employers and established business parks.
- Excellent transit linkage: the district is served by multiple METRO bus routes and two park-&-ride centers, enhancing access and employee commuting options.
- Seamless highway access via the Westpark Tollway, Beltway 8 and US-59/I-69 — placing downtown Houston, the Galleria, Memorial and the Energy Corridor within fast reach.
- Major airport connectivity: approximately 28 miles to Hobby Airport (HOU) and 33 miles to Bush Intercont'l Airport (IAH).

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## NEARBY AMENITIES

- **Hotels:** Hilton Houston Westchase, Marriott West Loop, Holiday Inn Express
- **Dining:** Pappadeaux's, Chama Gaucha, Del Vista, Escalante's, Local Table
- **Retail & Services:** Whole Foods, Target, Office Depot, banking & medical nearby.



# MARKET CONTEXT + OPPORTUNITY.

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## STRATEGIC SUBMARKET | WESTCHASE DISTRICT

Positioned in Houston's thriving Westchase District, 8225 Westglen Drive sits within one of the city's most established and accessible business corridors. The area is home to a diverse mix of corporate campuses, medical offices, and creative firms, supported by exceptional infrastructure and immediate access to Beltway 8, Westpark Tollway, US-59, and Loop 610. Strong tenant demand and continued redevelopment make Westchase a proven location for long-term stability and growth.

## SURROUNDING AMENITIES + CONNECTIVITY

The property enjoys effortless connectivity and a wealth of nearby amenities that enhance both business operations and employee convenience:

- **Hotels:** Hilton Houston Westchase, Marriott West Loop, Holiday Inn Express
- **Dining:** Pappadeaux's Seafood Kitchen, Chama Gaucha, The Original Ninfa's, Local Table
- **Retail + Services:** Whole Foods, Target, Office Depot, banking, and medical services
- **Transit + Airports:** Quick access to METRO routes, Amtrak Station (~18 min), Hobby Airport (~34 min), and Bush Intercontinental Airport (~39 min)

## HOUSTON OFFICE MARKET TRENDS

Despite national headwinds, Houston's office sector remains resilient, driven by demand for modern, well-located properties. In particular, owner-users and small-to-mid-size firms continue to pursue assets that offer:

- Turnkey condition with minimal capital needs
- Secure, gated parking and private access
- Customizable layouts for flexible operations
- Proximity to major employment and residential centers



# REPOSITIONING STRATEGIES.

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## INVESTMENT UPSIDE

8225 Westglen Drive offers a compelling opportunity for both owner-users and investors seeking value and flexibility. With current market lease rates between \$24–\$30 per SF, the property has the potential to generate an estimated \$124,700 in annual gross income, supporting a valuation of approximately \$1.78 million at a 7% cap rate.

Offered at \$1.29 million, the asset provides immediate equity upside and strong long-term cash-flow potential. Whether leased to professional tenants or occupied by a growing firm, this space delivers a secure, adaptable investment in a proven, high-demand location.



# FINANCIAL + MARKETING STRATEGY.

## PHASE I. | ACQUISITION + YEARS 1-2 | STABILIZATION.

- Purchase Price: \$1,290,000
- Financing: 70–80% LTV commercial loan (DSCR-qualified)
- CapEx: Minimal — fully renovated, turnkey asset)
- Tenant Strategy: Lease individual floors or suites to short-term professional tenants (law firms, consultants, medical reps, creative firms)
- Target Lease Rate: \$24–\$30/SF annually
- Projected Gross Income: ~\$124,700/year
- Estimated NOI: ~\$110,000/year (post-expenses

## PHASE II. | INCOME OPTIMIZATIONS YEARS 2-4 | + BRAND POSITIONING.

- Branding: Market as “Executive Flex Office” with premium finishes, gated access, and customizable buildouts
- Marketing Focus: Corporate relocations, boutique firms, international consultants, and medical professionals
- Owner Advantage: Builder/designer ownership enables tailored space modifications to attract premium tenants
- Occupancy Goal: 90–100% with staggered lease terms for flexibility
- Cash Flow Growth: Target 5–8% annual NOI increase via lease escalations and value enhancements



# FINANCIAL + MARKETING STRATEGY.

## PHASE III. LEVERAGED EXIT STRATEGY YEARS 5-6

### KEY ADVANTAGES

- Prime Westchase location with strong tenant demand
- Fully renovated with warranty and minimal maintenance risk
- Flexible floor plan for short- or long-term tenants
- Strong cash flow and equity growth potential
- Custom buildouts enhance value + tenant retention
- Attractive exit valuation with multiple disposition paths

### REFINANCE + EXIT STRATEGY

**Refinance Option:** Upon stabilization, refinance to extract equity or reduce debt service

**Projected Exit Value:**

- NOI: \$135,000
- Cap Rate: 7%
- Estimated Market Value: \$1.93M

**Exit Options:**

- Sale to institutional or private investor
- Portfolio sale with nearby assets
- 1031 exchange into larger commercial property

### PRO FORMA SUMMARY

| METRIC                          | AMOUNT       | NOTES                                 |
|---------------------------------|--------------|---------------------------------------|
| Purchase Price                  | \$1,290,000  | Acquisition Cost                      |
| Stabilization Cost              | \$60,000     | Marketing, Minor Upgrades, Branding   |
| WH Structure Fee                | \$64,500     | Based on total investment             |
| Proj NOI (Years 2-5)            | \$124,700/Yr | Based on \$24/SF Lease Rate           |
| Exit Value (Year 6)             | \$1,930,000  | Based on \$135K NOI @ 7% Cap          |
| Unleveraged IRR (5-6 Year Hold) | ~11.5%       | Includes cash flow + appreciation     |
| Leveraged IRR (70% LTV, 6% Int) | ~18-20%      | Based on financing, NOI, + exit value |



## RISK MITIGATION + EXIT STRATEGY.

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### RISK MITIGATION



**Turnkey Condition:** Fully renovated in 2017 and 2025, with a two-year warranty on key systems (HVAC, electrical, storefront glass, LED lighting) — minimizing capital and maintenance risk.



**Professional Zoning:** Ideal for law, medical, accounting, and design firms — stable, low-risk tenant profiles.



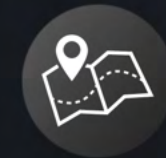
**Flexible Layout:** Three-story design accommodates single-user or multi-tenant occupancy, adaptable to evolving market demand.



**Enhanced Security:** Gated entry, perimeter fencing, and camera wiring ensure asset protection and tenant confidence.



**Custom Buildouts:** Builder/owner offers tailored modifications to attract and retain quality tenants.



**Prime Location:** Westchase District delivers strong demographics, traffic visibility, and proximity to major employers and transit routes.

### REFINANCE + EXIT STRATEGY

8225 Westglen Drive combines location, quality, and flexibility in one of Houston's most active commercial corridors. Whether you're seeking steady cash flow and appreciation or a prestigious home for your business, this asset checks every box.

With its modern upgrades, strategic positioning, and immediate income potential, the property is truly turnkey and performance-ready. Backed by a builder-owner who can tailor the space to your vision, 8225 Westglen Drive isn't just an investment— it's your platform for growth, equity, and lasting success.



# BROKER CONTACT.

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## CHARLIE KRIEGEL

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With more than 25 years in real estate, Charlie Kriegel leads with innovation and vision. As co-founder and CEO of WinHill Advisors Kirby, he has guided the firm through dynamic market cycles, from luxury residential projects to institutional-grade commercial investments.

A recognized authority in Build-to-Rent (BTR) strategy, Charlie is also the Forbes-published author of *Build-to-Rent: A How-To Guide for the Institutional Investor*, solidifying his role as a thought leader in emerging investment models. His strategic perspective and leadership continue to drive growth, excellence, and opportunity across the company's portfolio.

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## JOE FER MITCHELL

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With over 20 years of diverse business ownership experience, Joe Fer brings a seasoned, results-driven approach to every transaction. His background spans procurement, project development, and international sales across multiple industries, including Oil & Gas and Heavy Construction.

As a key member of the Houston investment team, Joe specializes in residential and commercial acquisitions, applying deep market knowledge and financial insight to identify high-performing opportunities. Clients value his integrity, precision, and strategic foresight in every stage of the investment process.

### IMPORTANT NOTICE

This offering memorandum is intended solely for informational purposes. The content, including any forward-looking statements or projections, should not be construed as definitive assessments of investment performance. While we have made every effort to ensure that the information provided herein is accurate and reliable, please be aware that all real estate investments carry inherent risks and uncertainties.

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