

For Sale or Lease

112,960 SF Owner-User Office Opportunity in the Galleria Submarket

1220 AUGUSTA DR. | HOUSTON, TX 77057



For purchase inquiries, contact:

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KYLEE ANTWEIL

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Property Overview

±112,960 SF

RBA

1983

YEAR BUILT

83%

OCCUPANCY

±1.5 Acres

SITE AREA

CapEx

RECENTLY MODERNIZED GARAGE
AND BUILDING ELEVATORS

OpEx 2026

EST. \$9.84/SF

3.3/1,000 SF

PARKING RATIO

7 Levels

PARKING GARAGE

6

FLOORS

±18,827 SF

TYPICAL FLOOR SIZE







Financials

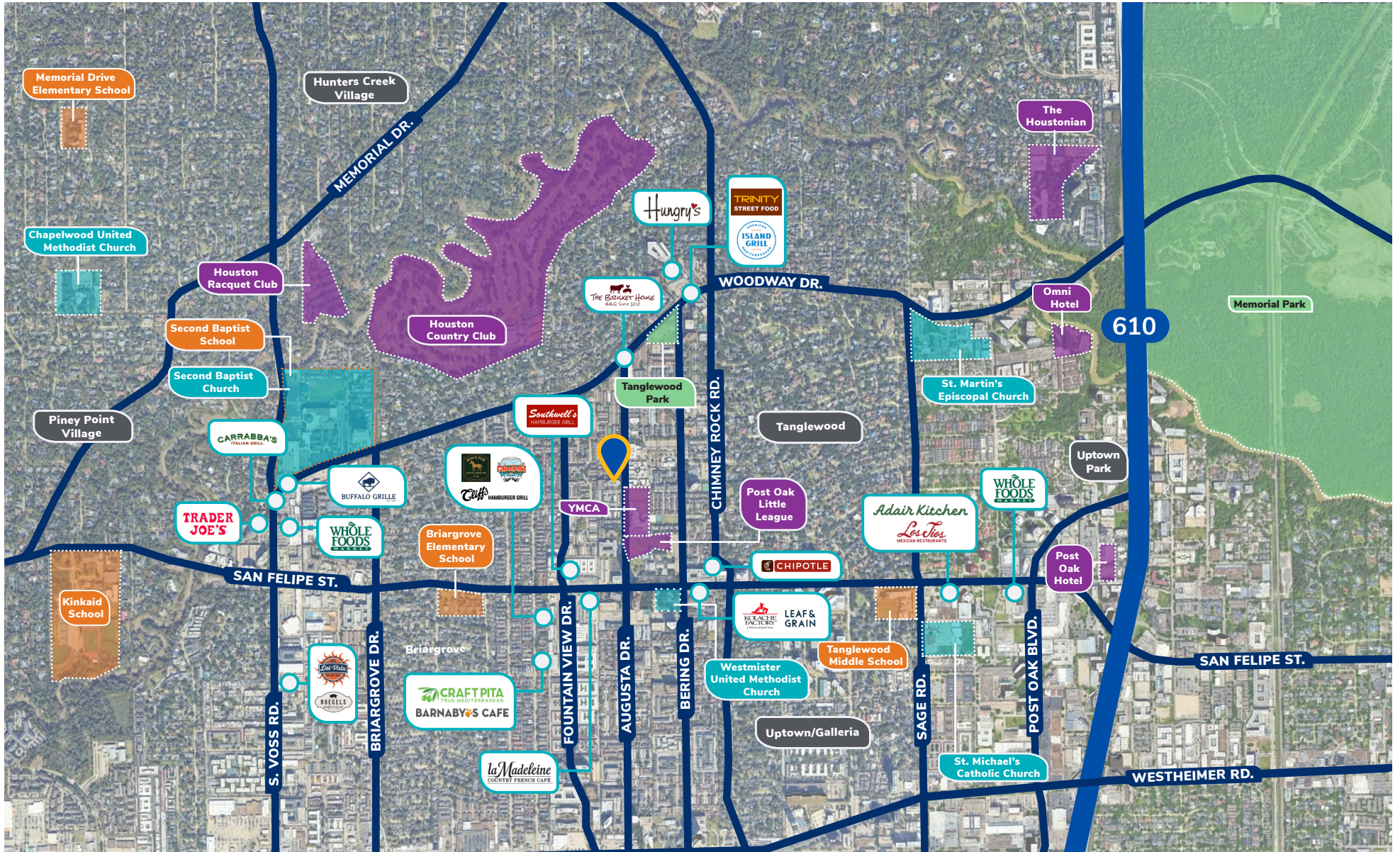
TO BE DISCUSSED WITH BROKER

Location

1220 AUGUSTA DR. | HOUSTON, TX 77057

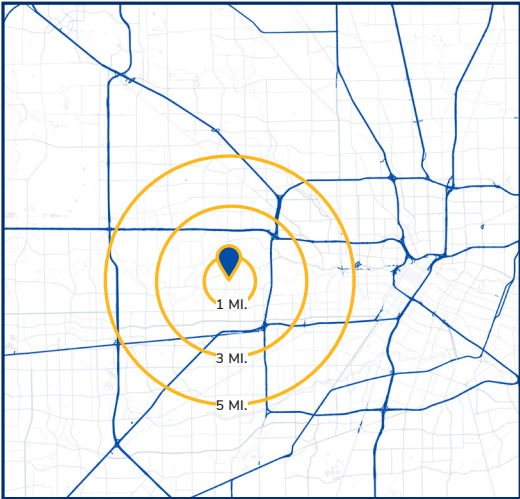
KEY


-  1220 AUGUSTA DR.
-  SCHOOLS
-  CLUBS & HOSPITALITY
-  NEIGHBORHOODS
-  CHURCHES
-  PARKS





Area Demographics


1220 AUGUSTA DR. | HOUSTON, TX 77057





	Number of Households		
	1 mile	3 miles	5 miles
	12,768	85,785	230,913

	Estimated Population		
	1 mile	3 miles	5 miles
	23,229	174,565	509,637

	Median Age		
	1 mile	3 miles	5 miles
	42.9	36.6	36.3

	Median Household Income		
	1 mile	3 miles	5 miles
	\$99,200	\$79,397	\$80,900

	Median Net Worth		
	1 mile	3 miles	5 miles
	\$233,583	\$62,479	\$86,467

	Bachelor's/Graduate Degree		
	1 mile	3 miles	5 miles
	73%	60.5%	57.4%



Amenities & Building Features



Fitness Center
with Locker Rooms



Controlled
Access



Fiber-Optic
Enabled



Outdoor
Space



Bike
Storage



Climate-Controlled
Walkway from Garage



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