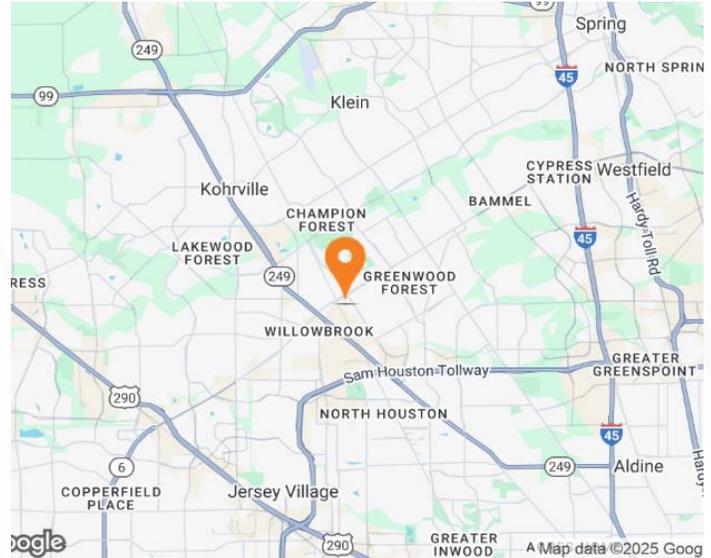


PRICE REDUCED | 6,465 SF Premium Office In Prime Houston

Ideal for Corporate, Medical, or Professional Use

12802 Willow Centre Drive, Houston, Texas 77006



REDUCED LISTING PRICE

\$795,000

(was \$995,000)



RENTABLE SQUARE FEET

±6,465



YEAR BUILT

2005



LOT SIZE

±0.07 Acres

INVESTMENT HIGHLIGHTS

Located just a minute from Cypress Creek Parkway, 3 minutes from Highway 249, 5 minutes from Beltway 8, and 11 minutes from I-45, the property connects easily to all parts of Houston

Turnkey condition and premium build-out of 20 private and group offices, conference room and training center

High ceilings and spacious office configurations

Flexible layout with multiple entrances supports both single-user or multi-tenant occupancy
- ideal for an owner-user looking to control occupancy costs

Ample parking: 50+ on-site spaces, 6 of these are reserved

Fenced and gated perimeter with keypad access for after-hours

Located in a non-flood zone, offering added security and peace of mind

Exclusively Listed By:

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Associate Investments

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