

## Full Commercial Building For Sale

26203 Oak Ridge Dr, Spring, TX 77380



Each office is  
independently  
owned and  
operated.



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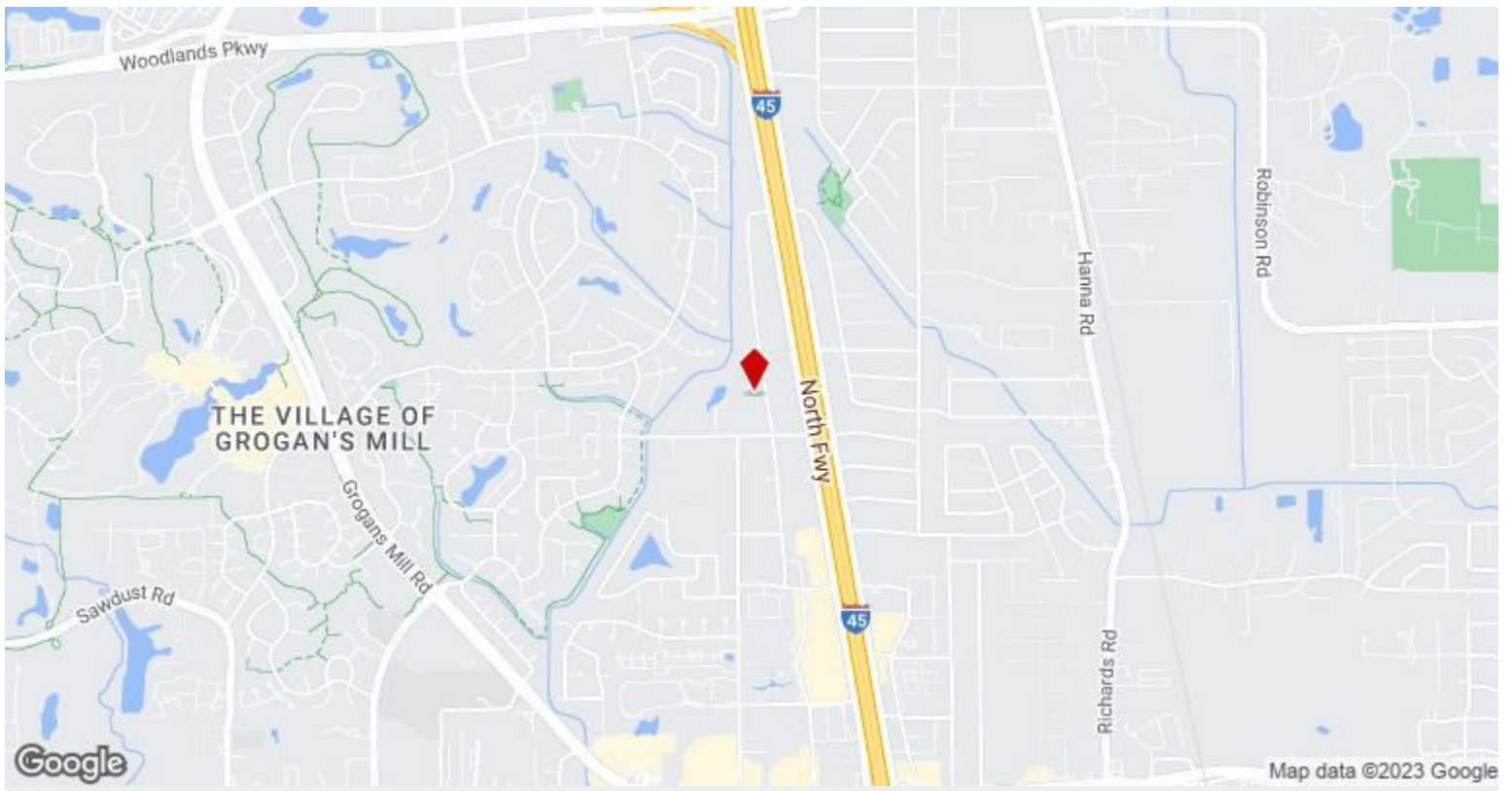
# Full Commercial Building For Sale

\$2,700,000

Entire commercial office building for sale with a prime location on Oak Ridge Dr seconds away from I-45. This building includes 34 individual office spaces both upstairs and downstairs with ample parking. Downstairs has reception, lobby, full kitchen, his/her bathrooms with multiple stalls, large conference room, janitorial closet and multiple storage closets. Upstairs features a kitchenette and additional bathrooms. Great investment opportunity to lease to current occupants, or obtain for owner use.



Price:	\$2,700,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.18 AC
Rentable Building Area:	8,400 SF
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No. Stories:	2
Year Built:	2014
Tenancy:	Single
Zoning Description:	6
APN / Parcel ID:	7640-01-12600
Walk Score ®:	46 (Car-Dependent)



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# Property Photos



Reception and coffee area



Double door entry

# Property Photos



Lobby area next to reception



Building Photo

# Property Photos



Building Photo

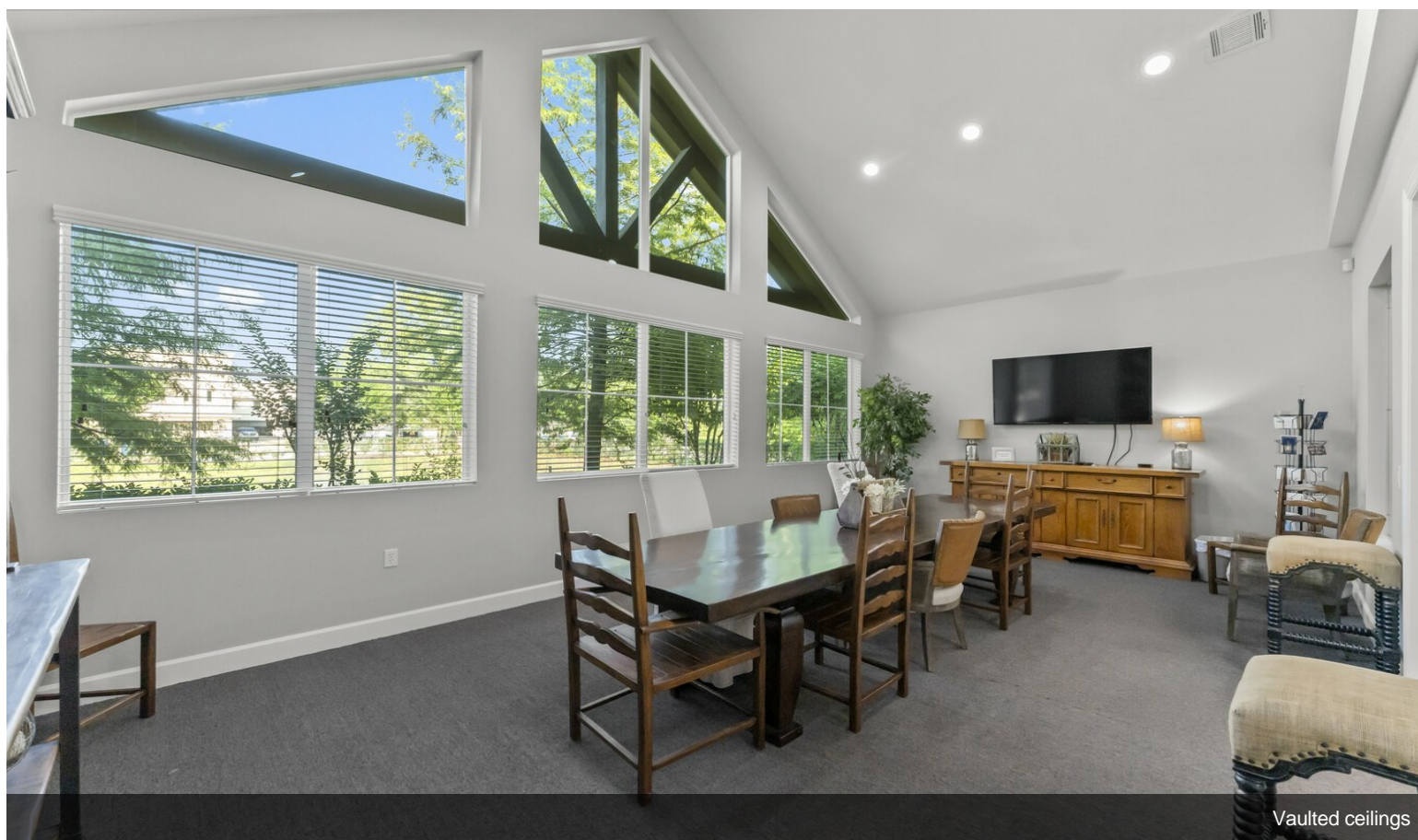


Spacious conference room with views of stocked pond with water feature

# Property Photos

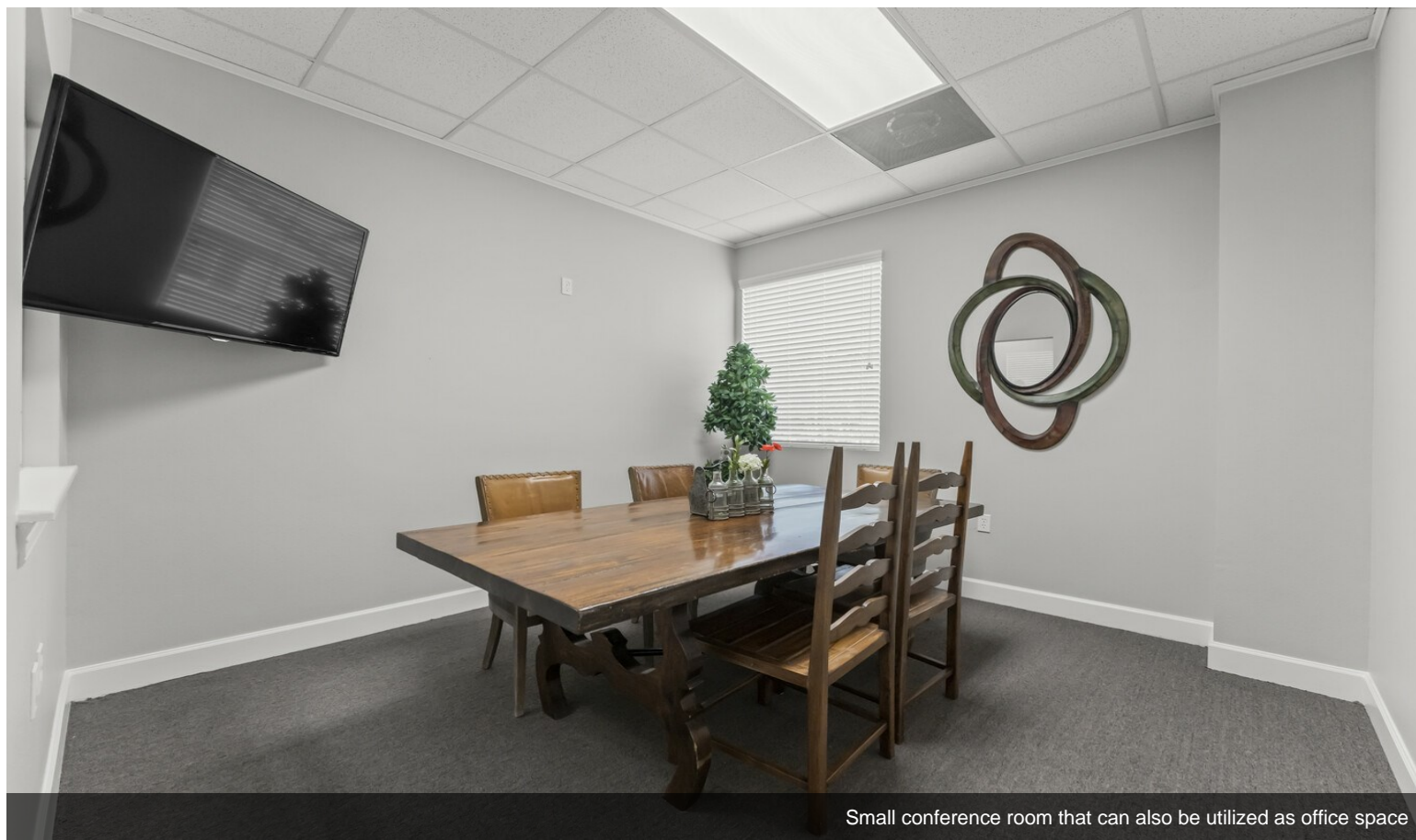


Conference room is lined in windows with french door entry



Vaulted ceilings

## Property Photos



Small conference room that can also be utilized as office space



Spacious stairway leads you to additional office spaces upstairs



## Property Photos



Kitchen lined in cabinetry with sink, dishwasher, fridge and counter space for enjoying lunch

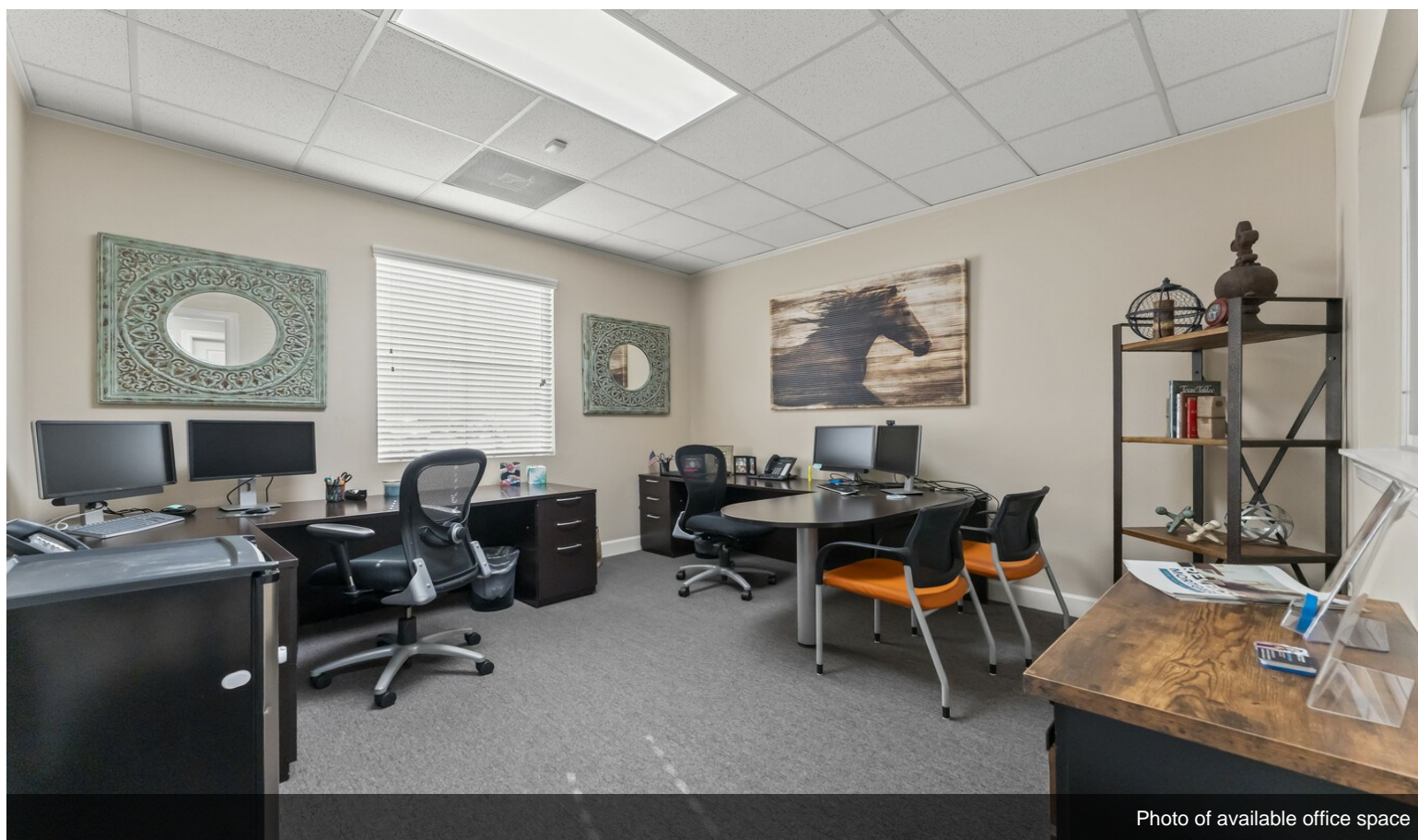


Photo of available office space

## Property Photos

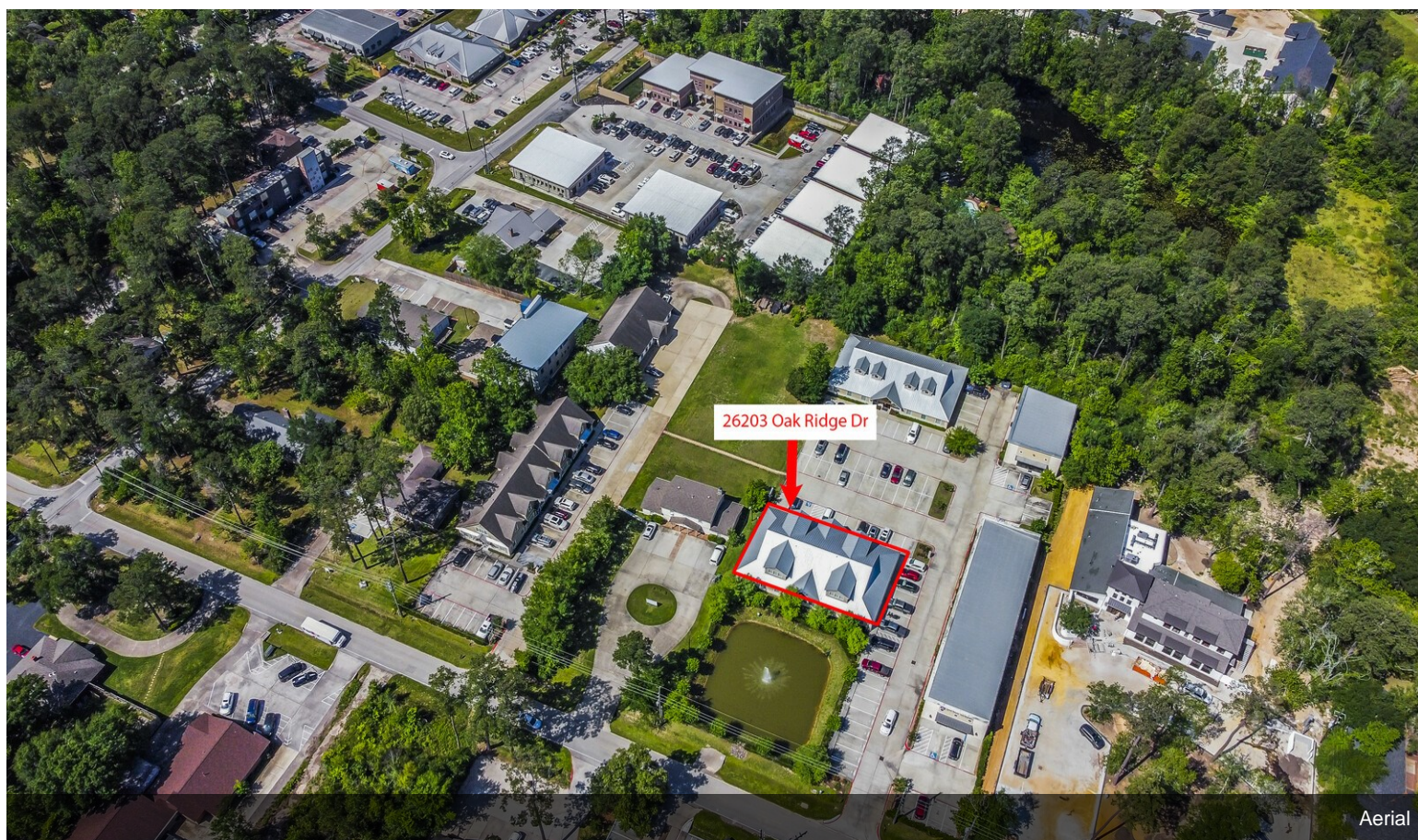
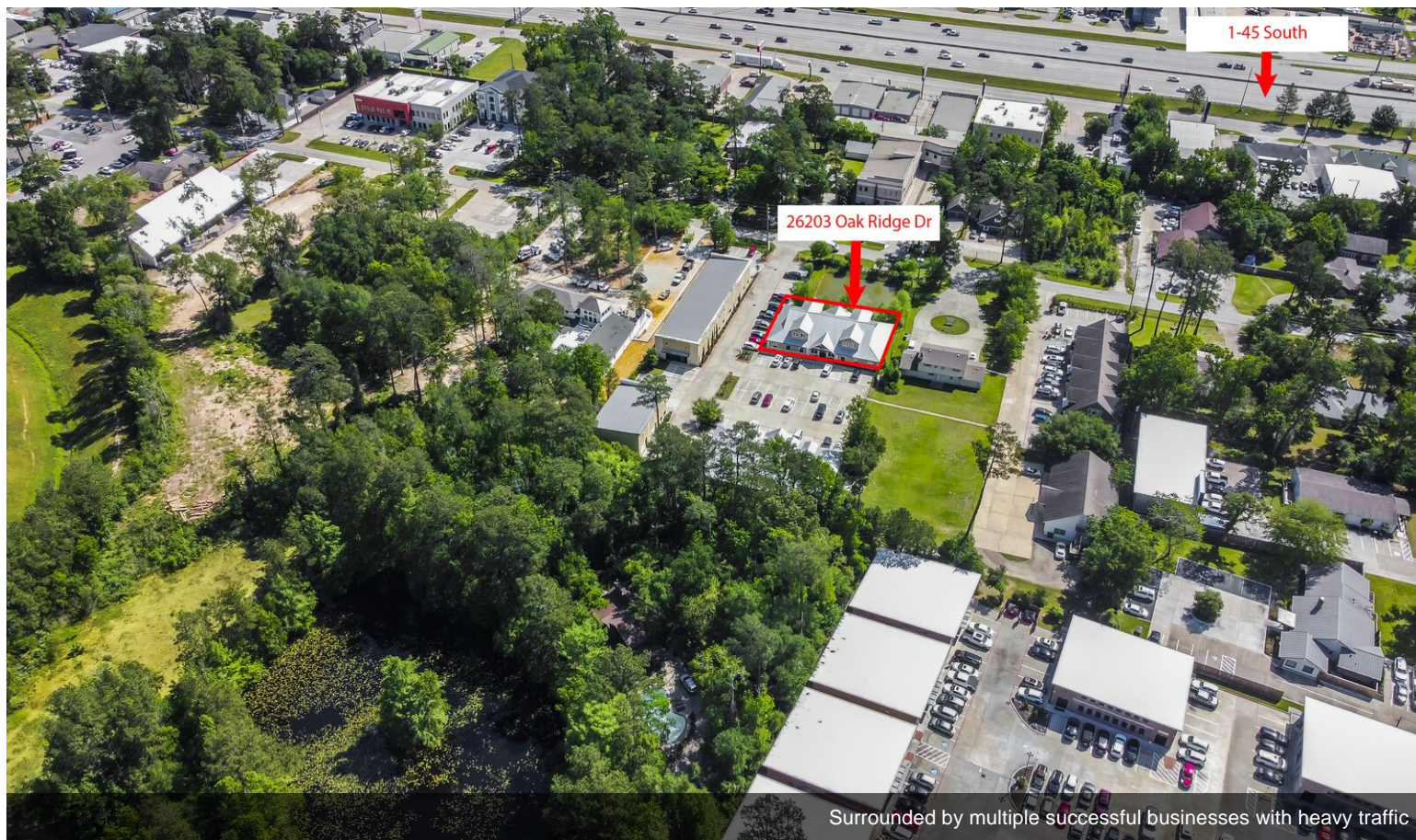


Photo of available office space



Elegant, stocked pond with water feature

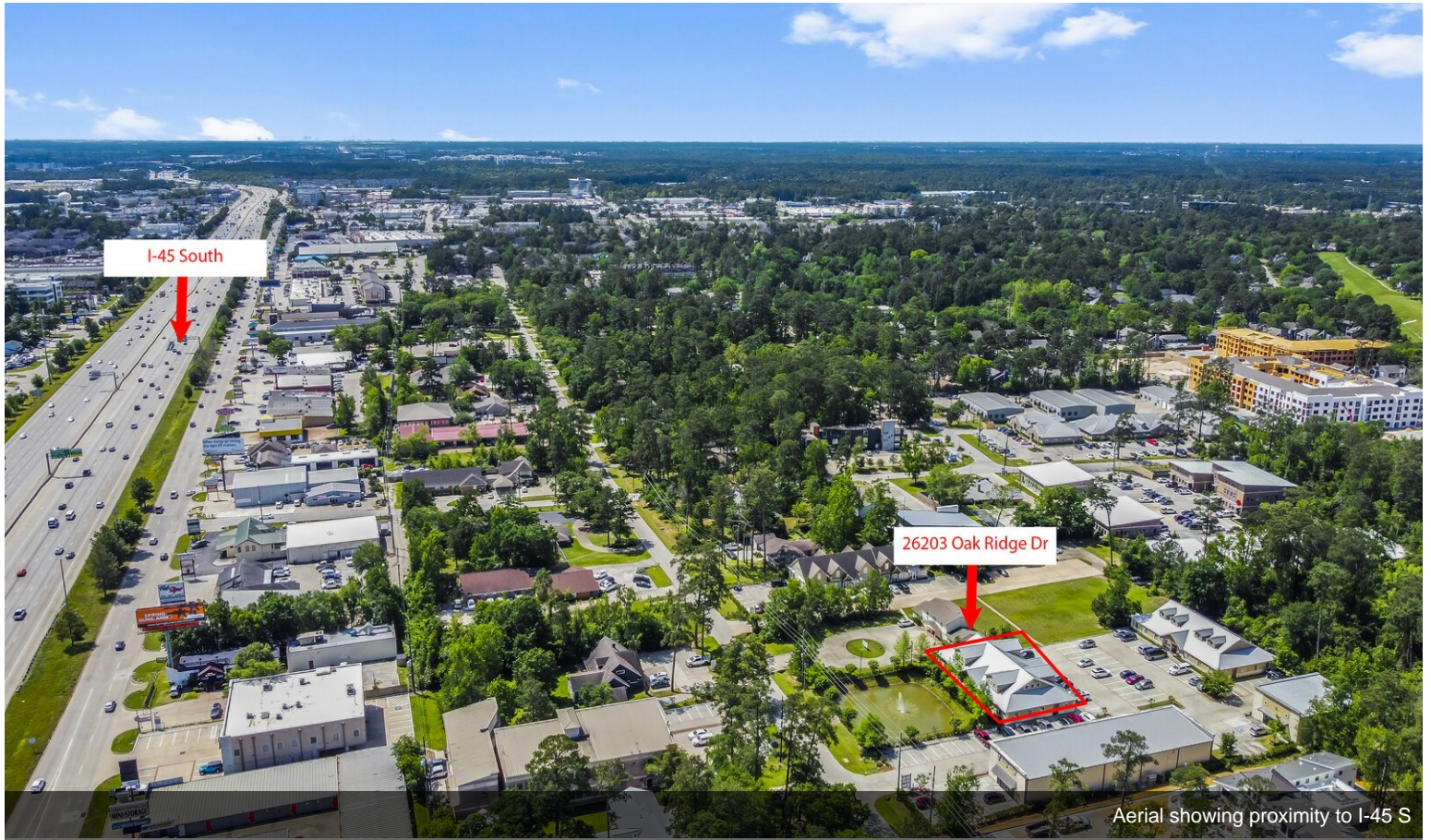
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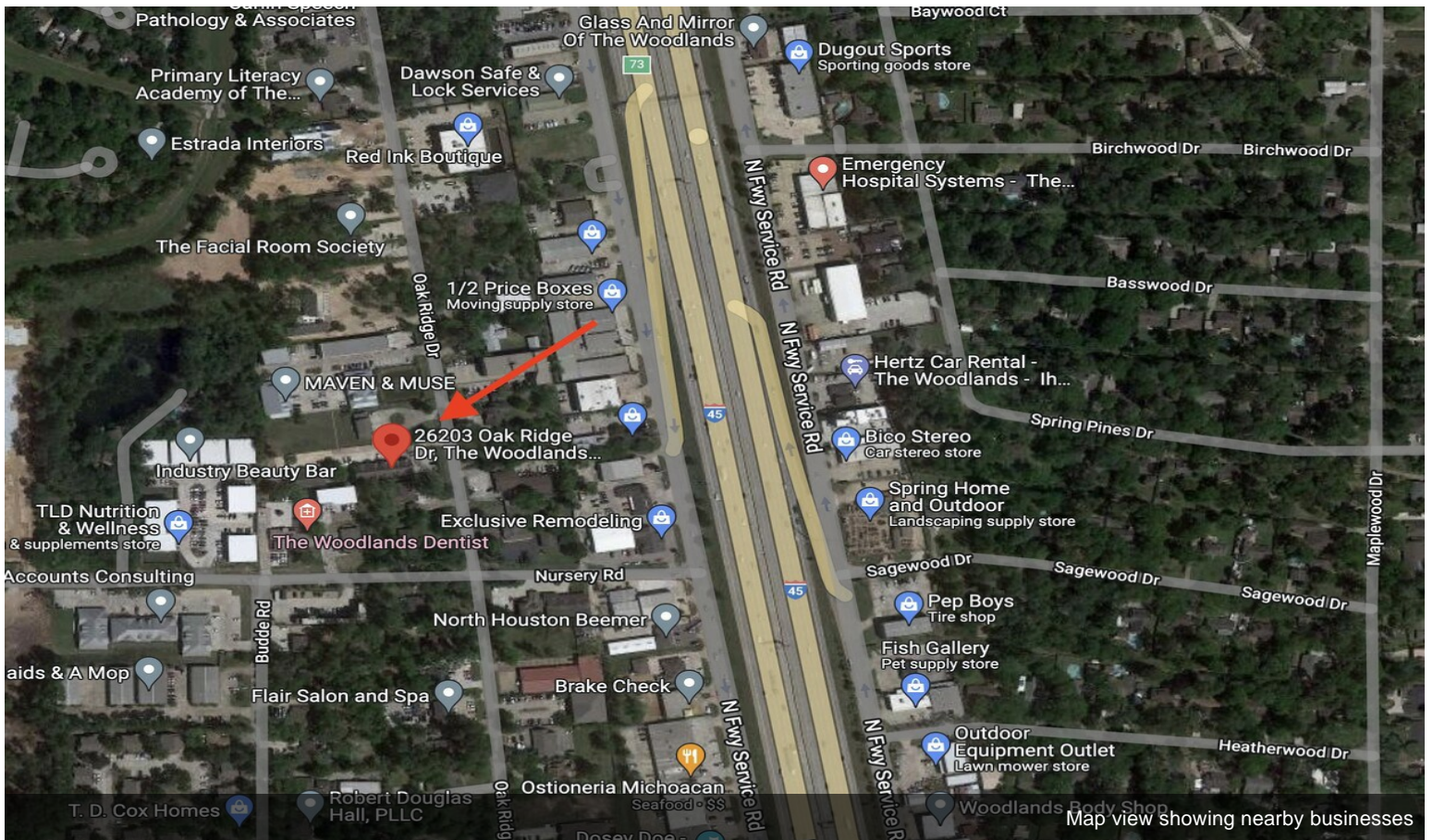
# Property Photos



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Aerial showing proximity to I-45 S



Map view showing nearby businesses