



Accelerating success.

FOR SALE

2401 Fountain View

2401 Fountain View Dr | Houston, TX 77057

Institutionally Owned, Class B Office Asset
Significant Mark-to-Market Opportunity

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Investment Overview

Colliers is pleased to present the exclusive opportunity to acquire 2401 Fountain View, a prominent office building located just west of the Galleria, in the San Felipe/Voss submarket of Houston. This well-maintained asset features 178,495 square feet of sophisticated office space distributed across 10 floors.

2401 Fountain View is strategically situated in one of Houston's most sought-after areas. The close proximity to major thoroughfares such as Westheimer Road and the 610 Loop, provide easy access to the Greater Houston area. Ownership has invested over \$1.8M of capital improvements into 2401 Fountain View, making this property a unique opportunity for investors seeking a strategic location with excellent accessibility and a vibrant local economy.

Asset Profile

Name	2401 Fountain View
Address	2401 Fountain View Dr., Houston, TX 77057
NOI (Proforma Jul-2025)	\$1,272,890
Occupancy / Leased	69%
RBA	±178,495 SF
Land Area	±3.52 acres
Number of Stories	10
Parking Ratio	3.27 / 1,000 SF
WALT	46 Months

Price Contact Broker

Investment Highlights

- **Value-Add Asset with Significant Upside Opportunity:** High quality, institutionally owned and maintained building with opportunity for cash flow growth
- **Strategically Located:** One of Houston's most sought after areas. Proximity to major thoroughfares such as 610 Loop, Westheimer, and Westpark Tollroad
- **Highly Desirable Diverse and Affluent Surroundings:** Median Household Income significantly higher than national average
- **Recent Improvements:** Over \$1.8M of building renovations over the past 5 years

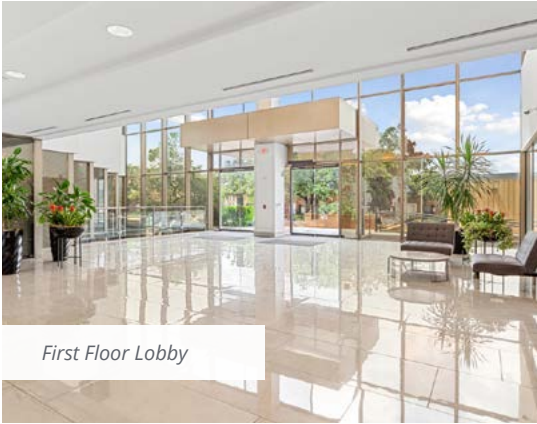
Quick Links



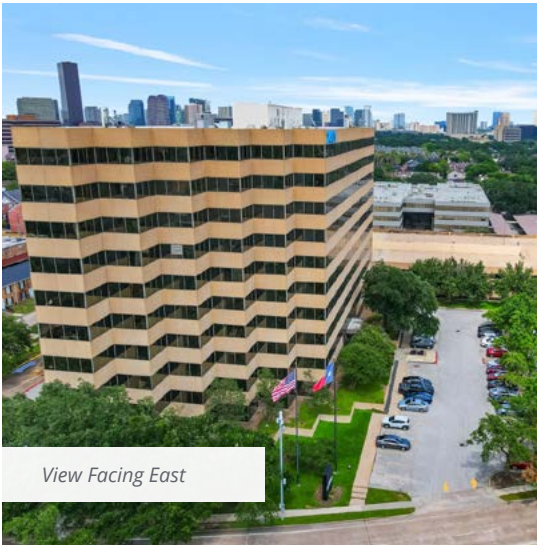
Visit Website



View Map



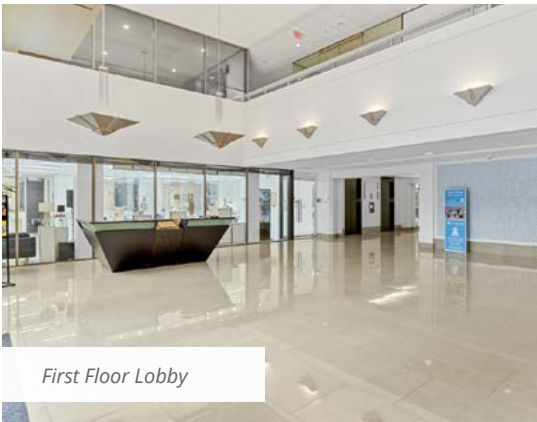
First Floor Lobby



View Facing East



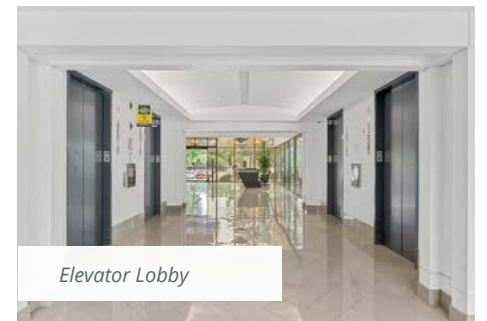
View Facing Southeast



First Floor Lobby



Main Entrance



Elevator Lobby



Colliers

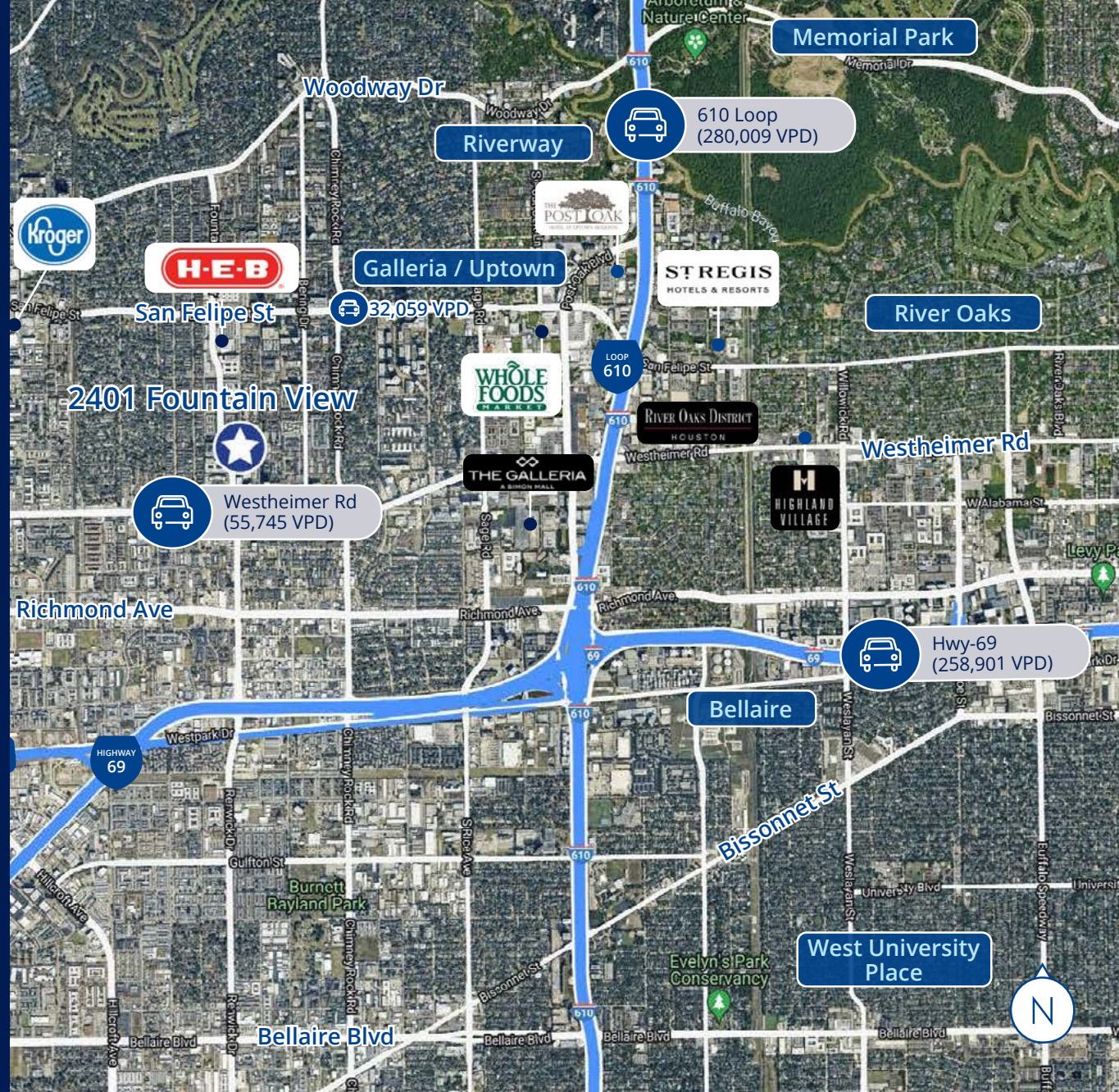
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date