



4606 FM 1960 W.  
Houston, TX

[northwoods-park.com](http://northwoods-park.com)

VALUE-ADD  
INVESTMENT  
OPPORTUNITY

**AVISON  
YOUNG**



## Property highlights



6-story building with an atrium lobby with a spiral staircase



Glass-backed elevators



Balcony views



Vending room area



On-site property management/maintenance



Card key access system & security cameras



Surface parking & parking garage

## Property statistics

Address	<a href="#">Northwoods Park</a> <a href="#">4606 FM 1960 W</a> <a href="#">Houston, TX</a>
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Property Size	+/- 104,786 sf
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Site Size	+/- 4.6 acres
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Class	B
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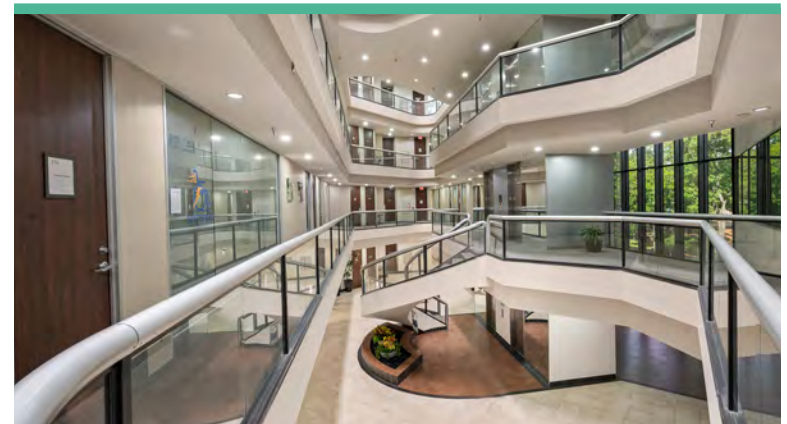
Number of Stories	6
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Year Built/Renovated	1982/2018
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Percent Leased	90.92%
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Parking	2.32/1,000
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Submarket	FM 1960
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## Value-add investment opportunity

- Currently 90.92% occupied by 94 tenants with an average lease size of +/- 1,014 SF.
- Immediate upside with lease up of many second-generation and spec suites, little need for additional buildout.
- Strong re-lease potential as indicated by new leases and renewals since 2021, averaging over three year terms.
- Strong, diversified tenant base among industries, such as banking, healthcare, legal, and logistics.



## Premier Northwest Houston location



Ideally positioned near the heart of the FM 1960 submarket along FM 1960, the major East-West traffic corridor of Northwest Houston.



Located just off FM 1960 near the major intersection of Stuebner Airline Rd./ Veterans Memorial Dr with easy access to Bush Intercontinental Airport.

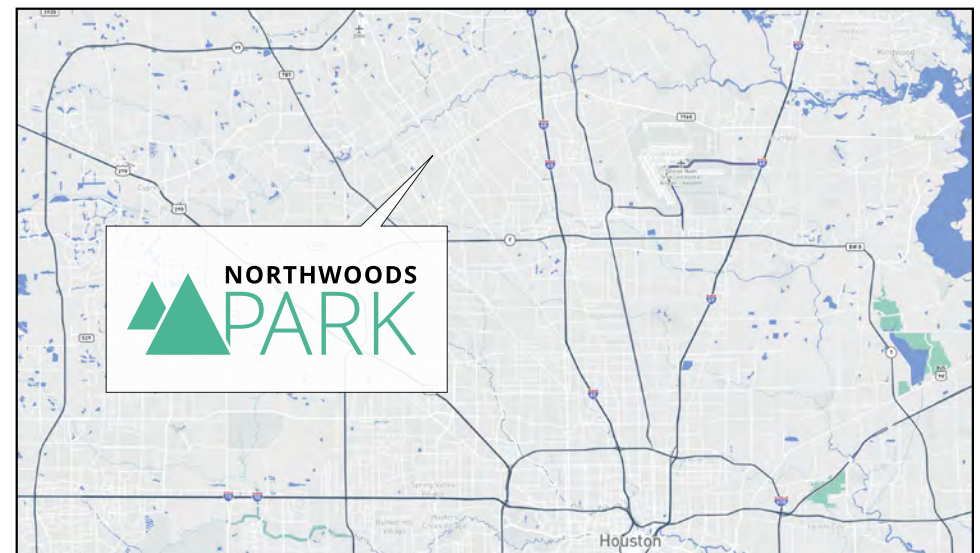


Offers convenient access to State Highway 249 (Tomball Parkway), Interstate 45 (North Freeway), Sam Houston Tollway (Beltway 8), TX Highway 6 & U.S. Highway 290 (Northwest Freeway).



Prime location adjacent to the Champions area & surrounded by master-planned communities, fine restaurants, hotels and multiple retail options.

## Location maps







**If you would like more  
information on this offering,  
please get in touch.**

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Maps &  
market data  
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