

# SALE

## 396 OFFICE BUILDING

396 West Greens Road Houston, TX 77067



**SALE PRICE**

Subject To Offer

**Mark Noor**

(832) 961-7777

TX #830038

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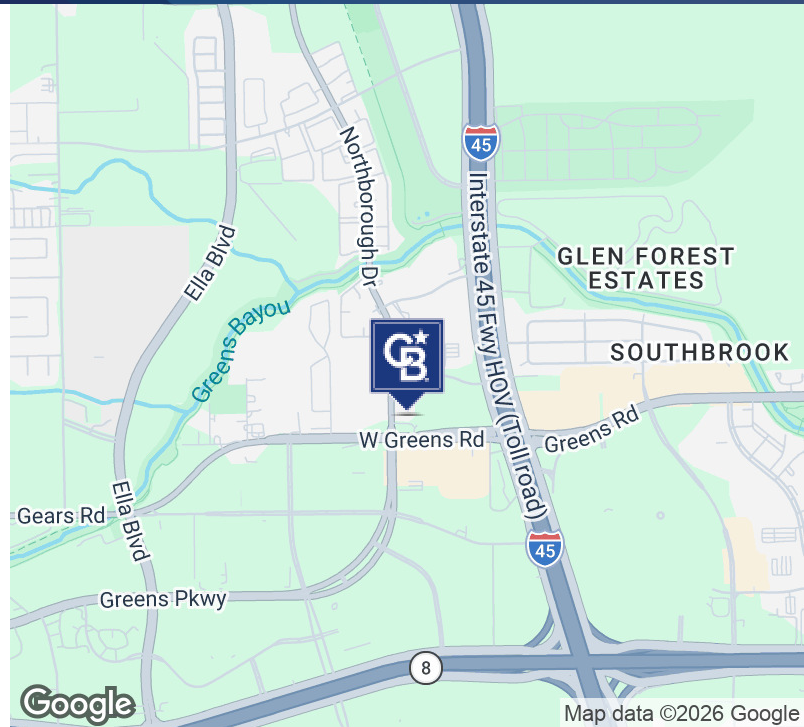


**COLDWELL BANKER  
COMMERCIAL  
UNIVERSAL**

# SALE

## 396 OFFICE BUILDING

396 West Greens Road Houston, TX 77067



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	189,900 SF
Available SF:	
Lot Size:	4.949 Acres
Number of Units:	300
Price / SF:	-
Cap Rate:	6%
NOI:	\$1,804,700
Year Built:	1980
Renovated:	2017
Zoning:	COMMERCIAL

### PROPERTY OVERVIEW

Presenting a prime investment opportunity, 396 OFFICE BUILDING stands as a premier asset for prospective office building investors. With a substantial 189,900 SF space hosting 300 units, this property offers adaptable floor plates, a modern infrastructure, and an impressive lobby, fostering a high-quality tenant experience. Renovated in 2017, the building boasts abundant natural light, flexible suites, and strategically zoned mechanical systems, ensuring both tenant comfort and operational efficiency. The landscaped entry, generous surface parking, and efficient circulation further enhance the property's appeal. With a proven leasing profile and professional property management, this asset stands ready to deliver long-term potential and a solid return on investment in the thriving Houston market.

### PROPERTY HIGHLIGHTS

- 189,900 SF office building with adaptable floor plates
- Impressive lobby and abundant natural light throughout
- Flexible suites for collaborative and private work
- Modern infrastructure for tenant comfort and efficiency
- Landscaped entry and generous surface parking

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### PARKING DESCRIPTION

120 Surface Parking Spaces  
1,028 Covered Parking Spaces

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Building Size:	189,900 SF
NOI:	\$1,804,700.00
Cap Rate:	6%

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	91,729	365,843	1,361,555
Total Population	290,700	1,077,612	3,693,930
Average HH Income	\$72,286	\$89,998	\$117,149

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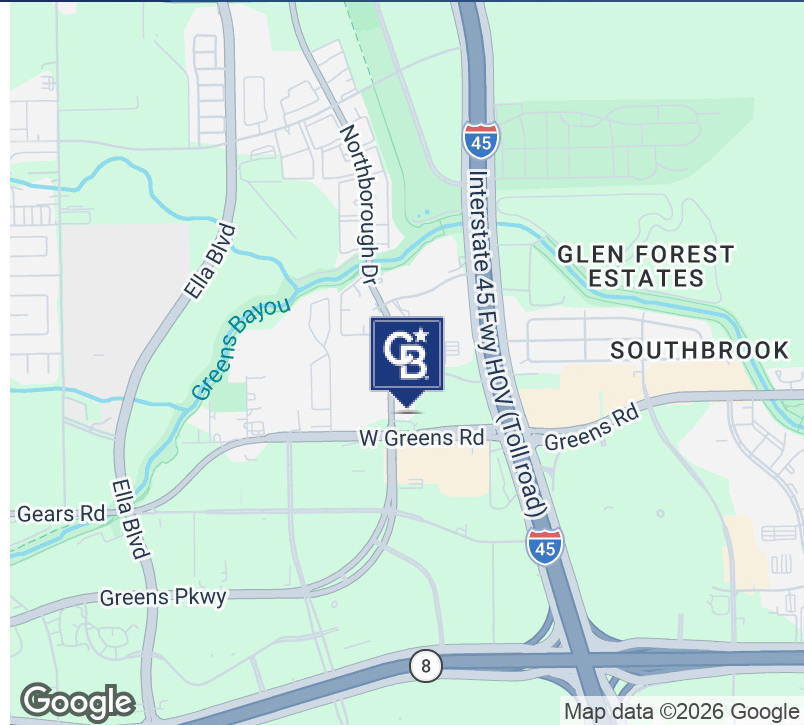


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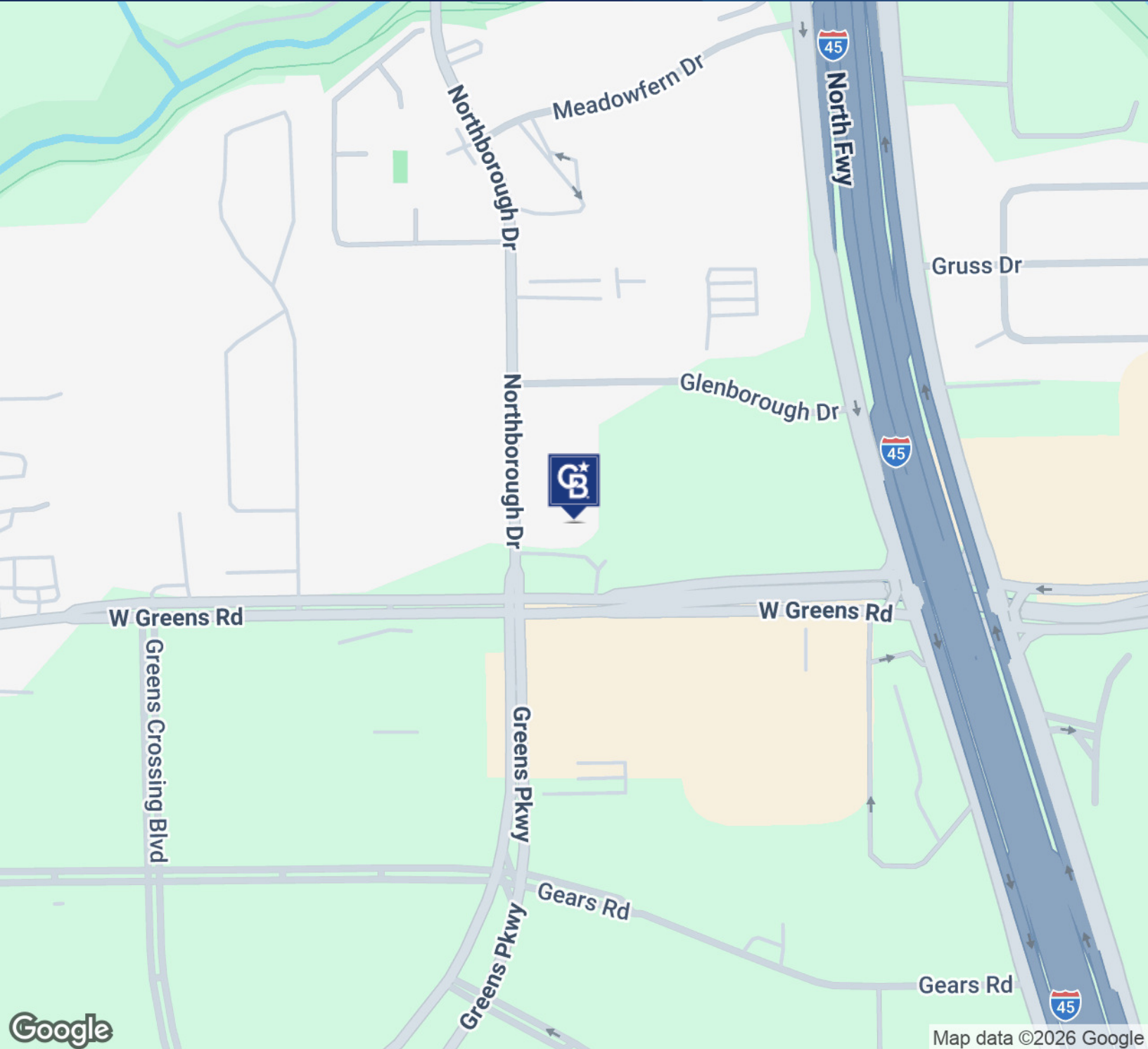


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### INVESTMENT OVERVIEW

396 TOWER

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### OPERATING DATA

396 TOWER

Net Operating Income

\$1,804,700

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### FINANCING DATA

396 TOWER

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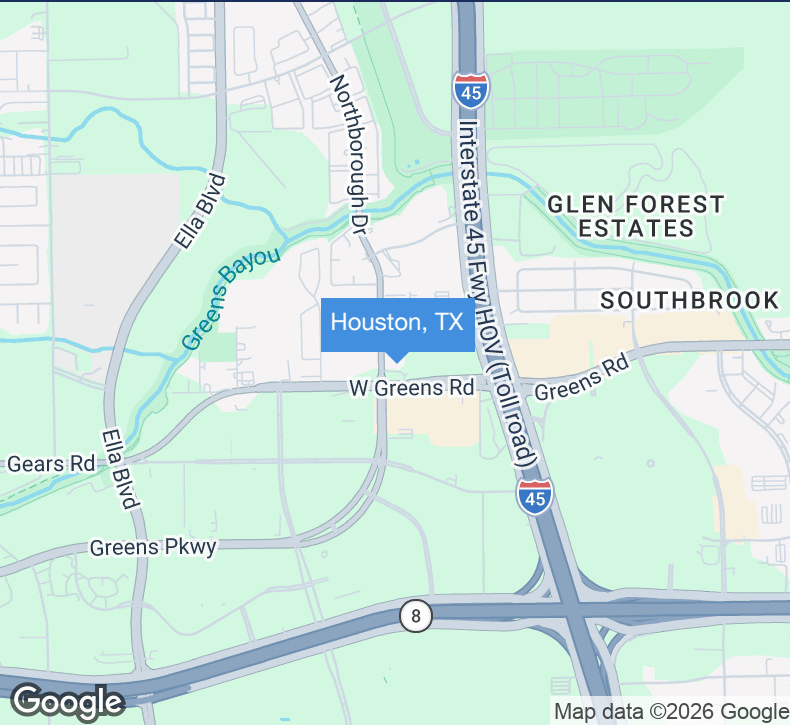


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### LOCATION DETAILS

County

Harris

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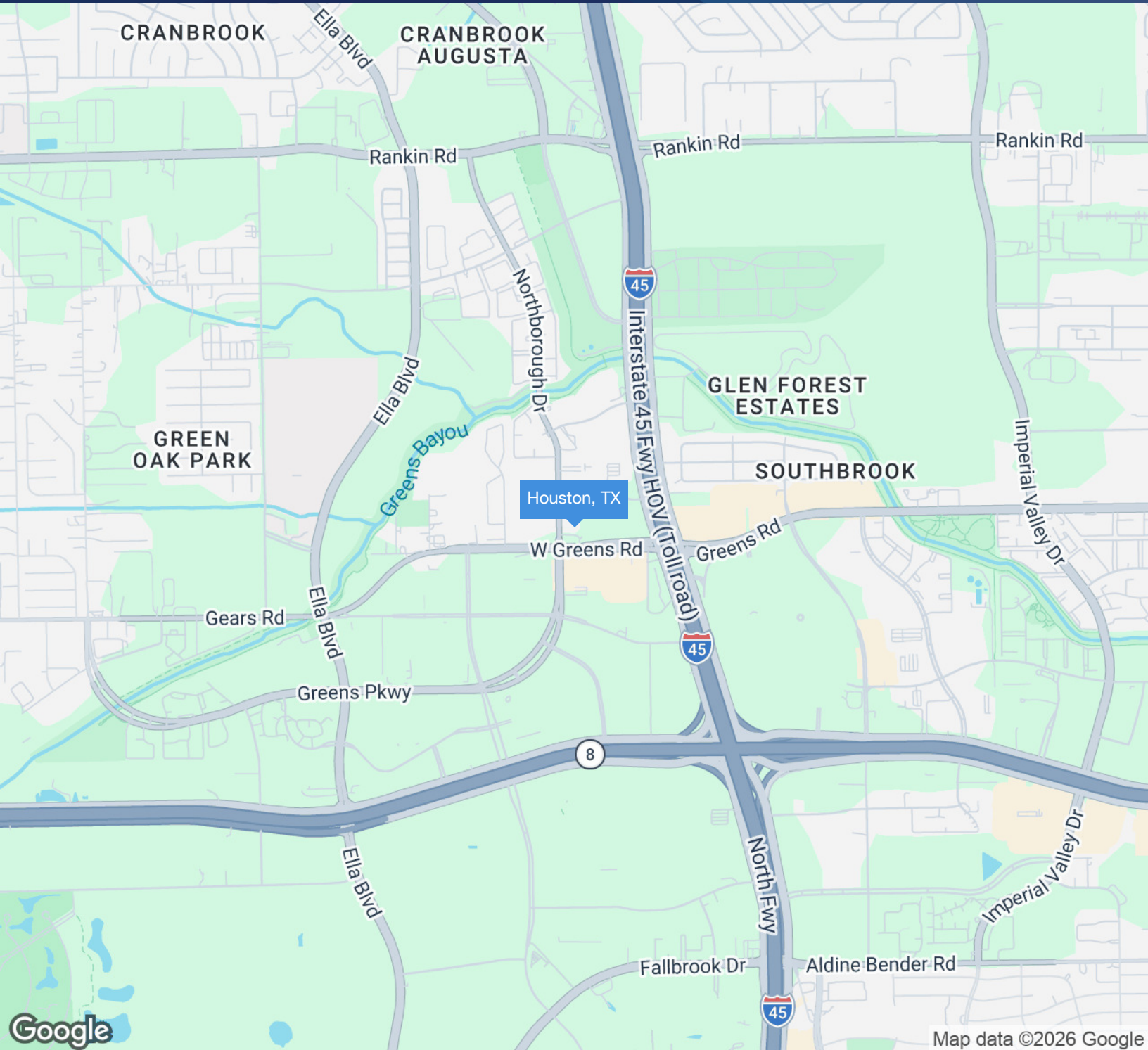


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### SUBJECT TO OFFER

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	COMMERCIAL
Lot Size	4.949 Acres
APN #	112754000006

### LOCATION INFORMATION

Building Name	396 OFFICE BUILDING
Street Address	396 West Greens Road
City, State, Zip	Houston, TX 77067
County	Harris

### PARKING & TRANSPORTATION

Parking Type	Structure
Number of Parking Spaces	1,148

### BUILDING INFORMATION

Building Size	189,900 SF
NOI	\$1,804,700.00
Cap Rate	6
Building Class	A
Occupancy %	95%
Tenancy	Multiple
Ceiling Height	11 ft
Minimum Ceiling Height	11 ft
Number of Floors	12
Average Floor Size	15,825 SF
Year Built	1980
Year Last Renovated	2017
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators	8
Number of Escalators	4
Central HVAC	Yes
Broadband	DSL
Centrix Equipped	Yes

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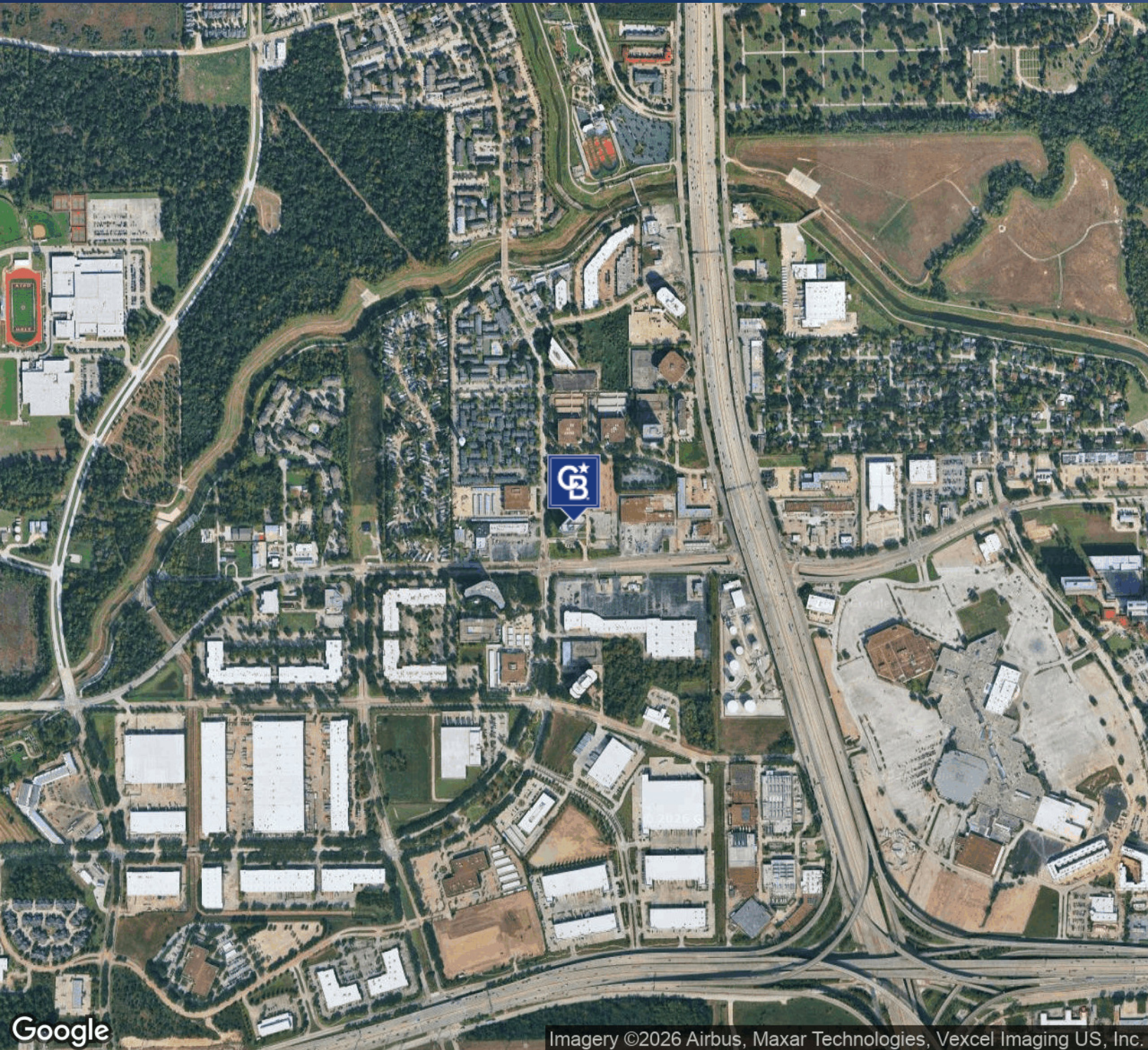


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Google

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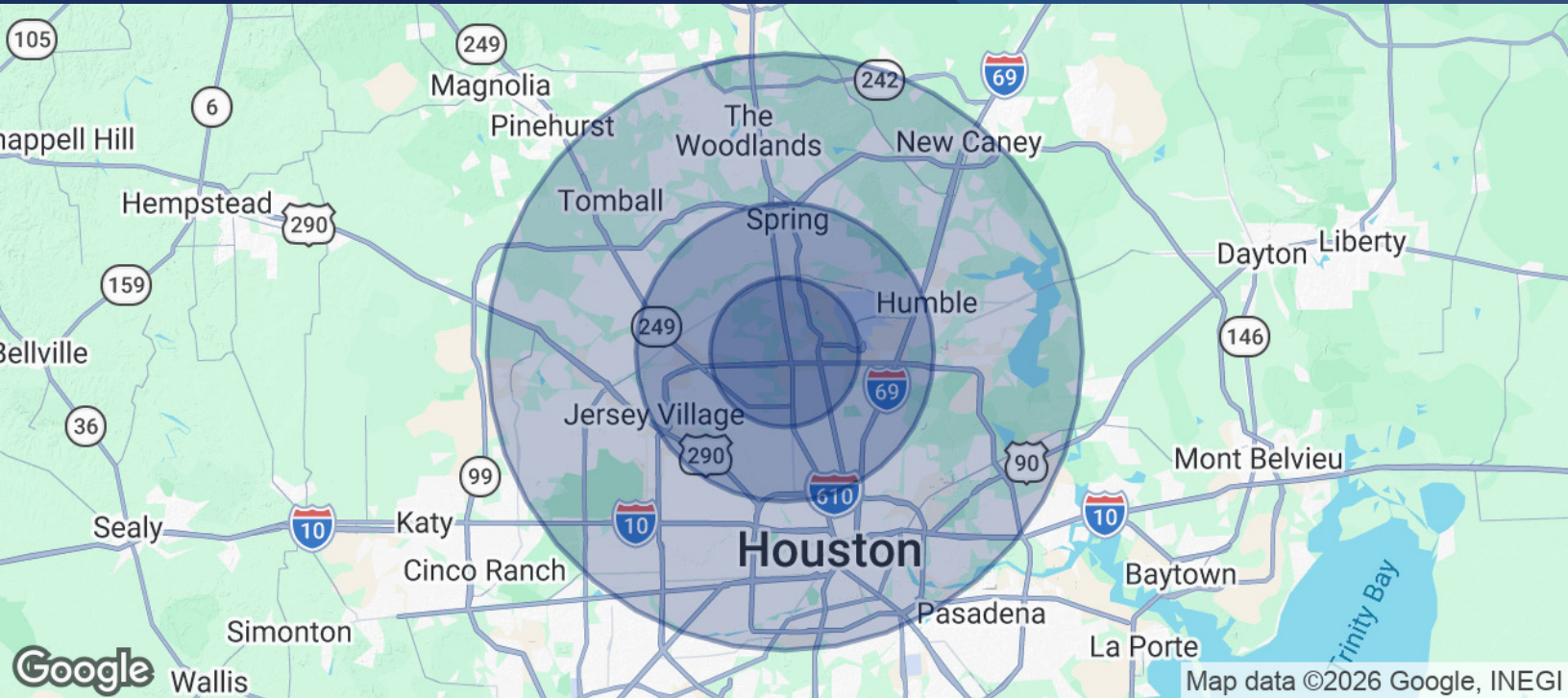


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	290,700	1,077,612	3,693,930
Average Age	31.4	33.9	35.5
Average Age (Male)	30.3	32.8	34.7
Average Age (Female)	32.6	34.9	36.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	91,729	365,843	1,361,555
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$72,286	\$89,998	\$117,149
Average House Value	\$179,608	\$246,377	\$369,699

2023 American Community Survey (ACS)

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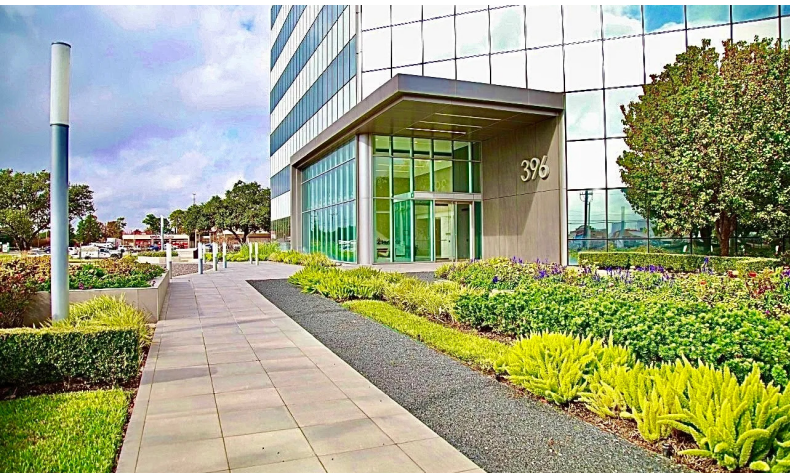


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- Modern infrastructure for tenant comfort and efficiency
- Landscaped entry and generous surface parking
- Strategically zoned mechanical systems for reliable operations
- Efficient circulation and convenient building signage opportunities
- Proven leasing profile with long-term potential and professional property management

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**MARK NOOR**

mark@cbure.com

Direct: **(832) 961-7777** | Cell: **(832) 961-7777**

TX #830038

**PROFESSIONAL BACKGROUND**

A Rare Intersection of Institutional Commercial Real Estate Expertise, Ultra-Luxury Residential Advisory & Global Investment Connectivity.

Representing The Most Discerning Clients In The World, Providing Access to billion-dollar Commercial Investments, Ultra-Luxury Estates, Global Hotel Portfolios, & Landmark Developments.

Based in Houston, Texas — one of the most powerful economic hubs in the United States — Mark advises private capital, ultra-high-net-worth individuals, family offices, sovereign wealth interests, and developers on high-value real estate acquisitions and billion-dollar development strategies across the United States and international gateway markets.

Discretion. Precision. Global Reach.

**EDUCATION**

**CERTIFICATIONS**

CSE-CREN-CMCA-CBA-PLA-CREM-CBDA-CELA-CLHA-CLA

**Universal**  
1900 West Loop South  
Houston, TX 77027  
832.760.1733

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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.

11-03-2025



## 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 others, including the broker's own interests;
- 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 opinions 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. 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.

<b>COLDWELL BANKER UNIVERSAL</b>	<b>9014479-</b>	<b>ARNOLD@CBURE.COM-</b>	<b>832.760.1733</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>-COLDWELL BANKER UNIVERSAL</b>	<b>9014479-</b>	<b>ARNOLD@CBURE.COM-</b>	<b>832.760.1733-</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>-COLDWELL BANKER UNIVERSAL</b>	<b>9014479-</b>	<b>ARNOLD@CBURE.COM-</b>	<b>832.760.1733-</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Mark Noor</b>	<b>TX #830038</b>	<b>mark@cbure.com</b>	<b>(832) 961-7777</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date