

PRESENTING – FOR SALE
701 NORTH POST OAK ROAD
HOUSTON, TX 77024



Cypressbrook
Company

JOHN HORNBUCKLE, SIOR | jhornbuckle@cypressbrook.com | 832-403-2866

Located conveniently on the edges of The Galleria and Memorial, two of Houston's premier retail and residential communities. 701 North Post Oak Road offers tenants the convenience of having an office close to home, as well as the ease of navigating the city with numerous access points to major freeways. The building has a continuous tenant base of local proprietors as well as a staple of solid, well-known businesses. This mix has allowed the building to flourish and maintain a stable and consistent cash-flow.

PROPERTY DETAILS

Address	701 North Post Oak Road 77024
Size	120,678 SF
Leased	88% leased
Stories	7-story building
Built	1971
Renovated	2012
Parking	438 spaces (3.5 per 1000 sq. ft.)
Parcel	+/- 3.179 acres

INVESTMENT HIGHLIGHTS

- High occupancy of local Memorial residents
- Loyal tenant base with continual retention
- Strong demographics
- Minutes from numerous high-end retail outlets and restaurants
- Easy access to major freeways
- Ideal location for eventual mid-rise condo



This site offers on-site management, a day porter, a building cafe and garage parking. It also allows for an affordable alternative to surrounding buildings without sacrificing the amenities expected in today's business environment.

PROPERTY OVERVIEWS

Fire alarm system

Common areas carpet and lighting

160 surfaced parking spaces

Covered parking

Zaladium camera security system

Updated electronic directory board

New roof

New water tower

