

# PROPERTY OVERVIEW



## WEST ROAD OFFICE BUILDING

14025 West Road, Houston, TX 77041

**FOR SALE | \$3,000,000**

**100% VACANT | OWNER-USER + VALUE-ADD OPPORTUNITY**

## PROPERTY SUMMARY

- Building Size: **23,168 SF**
  - Land Size: **1.45 Acres**
  - Year Built: **2013**
  - Stories: **2**
  - Parking: **Front & Rear**
  - Condition: **Second-Generation Office**
  - Occupancy: **Vacant**
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## INVESTMENT THESIS

Acquire modern 2013-built office asset below replacement cost

- Immediate occupancy with functional buildout in place
  - Eliminate TI burden vs typical office acquisition
  - Flexible repositioning:
    - Single-tenant HQ
    - Multi-tenant lease-up
    - Hybrid income model
  - Located in dense NW Houston corridor with strong service demand
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## INTERIOR FEATURES



## FUNCTIONAL LAYOUT

- Executive conference room
  - Open workspace / cubicle layout
  - Private offices
  - Reception area
  - Natural lighting throughout
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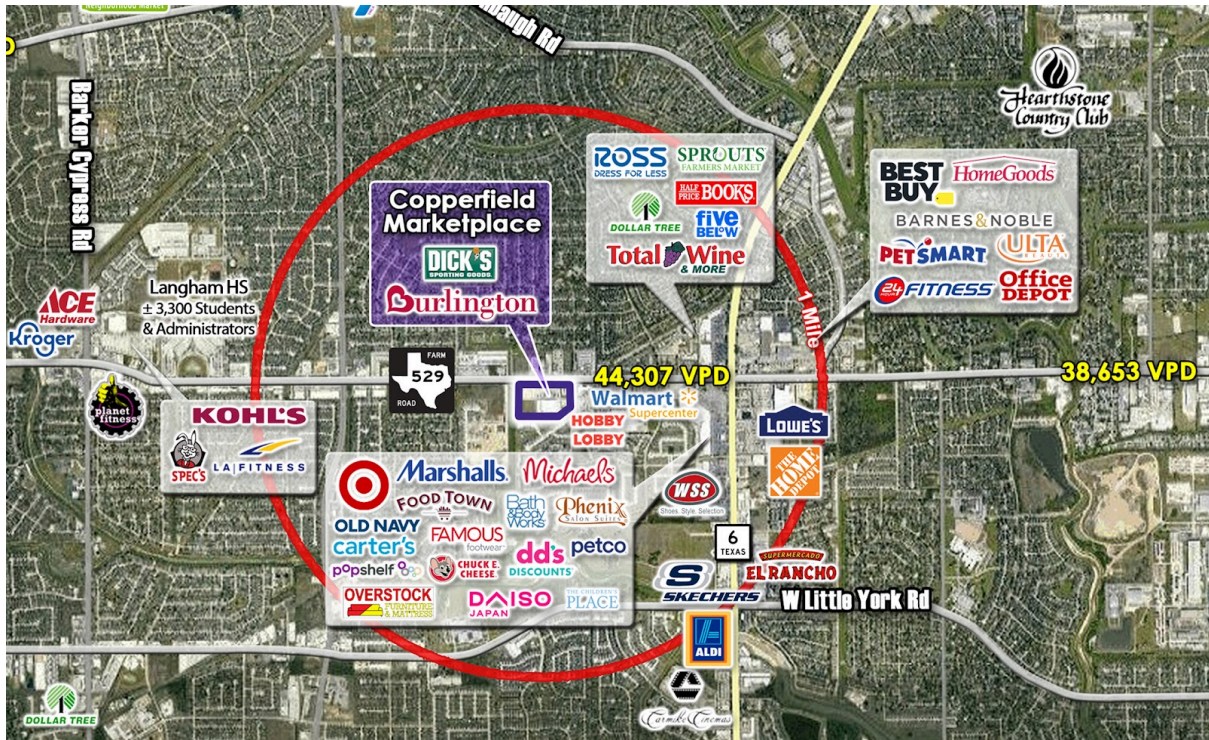
## TRAINING / FLEX SPACE



## ADDITIONAL CAPABILITIES

- Training / classroom setup
  - Meeting / seminar space
  - Adaptable for education or corporate use
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# LOCATION ADVANTAGE



## STRATEGIC LOCATION

- Northwest Houston (Copperfield submarket)
- Near Highway 290 & Highway 6
- Surrounded by major retail and services
- Dense residential population supporting demand

## STRATEGIC POSITIONING

### OWNER-USER OPPORTUNITY

- Immediate occupancy
- Long-term cost control
- Ability to lease excess space

### VALUE-ADD INVESTMENT

#### ◆ Assumptions (market-based)

- Rent: \$20/SF
- Occupancy: 90%

**Projected NOI: ~\$290,000**

# BUYER PROFILE

## IDEAL USERS

- Corporate HQ
- Medical / clinic
- School / training center
- Professional services
- Nonprofit / institutional

## INVESTORS

- Lease-up strategies
  - Multi-tenant conversion
  - Long-term hold
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# CONTACT

## FAIRDALE REALTY

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# BROKER POSITIONING STATEMENT

This offering represents a rare opportunity to acquire a modern, fully built-out office asset at a basis significantly below replacement cost, with immediate usability and multiple paths to value creation.

# DISCLAIMER

Property is vacant. All financial figures are projections. Buyer to independently verify all information.