

## Full Commercial Building For Sale

26203 Oak Ridge Dr, Spring, TX 77380



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# Full Commercial Building For Sale

\$2,250,000

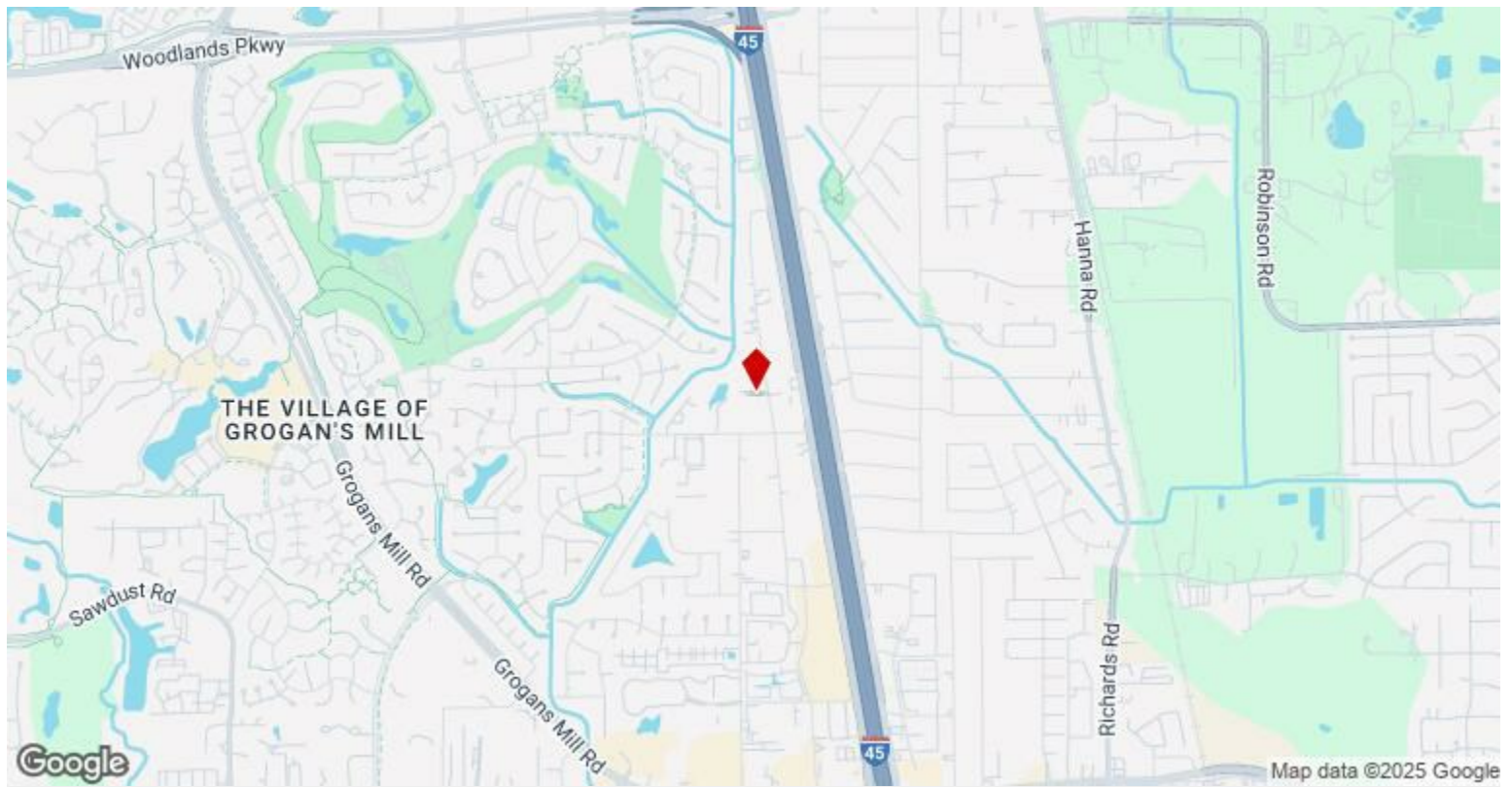
Entire commercial office building for sale with a prime location on Oak Ridge Dr seconds away from I-45. This building includes 34 individual office spaces both upstairs and downstairs with ample parking. Downstairs has reception, lobby, full kitchen, his/her bathrooms with multiple stalls, large conference room, janitorial closet and multiple storage closets. Upstairs features a kitchenette and additional bathrooms. Great investment opportunity to lease to current occupants, or obtain for owner use....

- Up-front location on Oak Ridge Dr
- Seconds from I-45
- 34 office spaces, reception, lobby, full kitchen, multiple bathrooms & storage



|                         |                          |
|-------------------------|--------------------------|
| Price:                  | \$2,250,000              |
| Property Type:          | Office                   |
| Building Class:         | B                        |
| Sale Type:              | Investment or Owner User |
| Lot Size:               | 0.18 AC                  |
| Gross Building Area:    | 8,400 SF                 |
| Rentable Building Area: | 8,400 SF                 |
| No. Stories:            | 2                        |
| Year Built:             | 2014                     |
| Tenancy:                | Single                   |
| Zoning Description:     | 6                        |
| APN / Parcel ID:        | 7640-01-12600            |
| Walk Score ®:           | 45 (Car-Dependent)       |





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## Property Photos





## Property Photos





## Property Photos



Interior Photo



Spacious conference room with views of stocked pond with water feature



## Property Photos



Conference room is lined in windows with french door entry



Vaulted ceilings



## Property Photos



Small conference room that can also be utilized as office space



Spacious stairway leads you to additional office spaces upstairs



## Property Photos



Kitchen lined in cabinetry with sink, dishwasher, fridge and counter space for enjoying lunch



Photo of available office space



## Property Photos



Photo of available office space



Elegant, stocked pond with water feature



# Property Photos





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