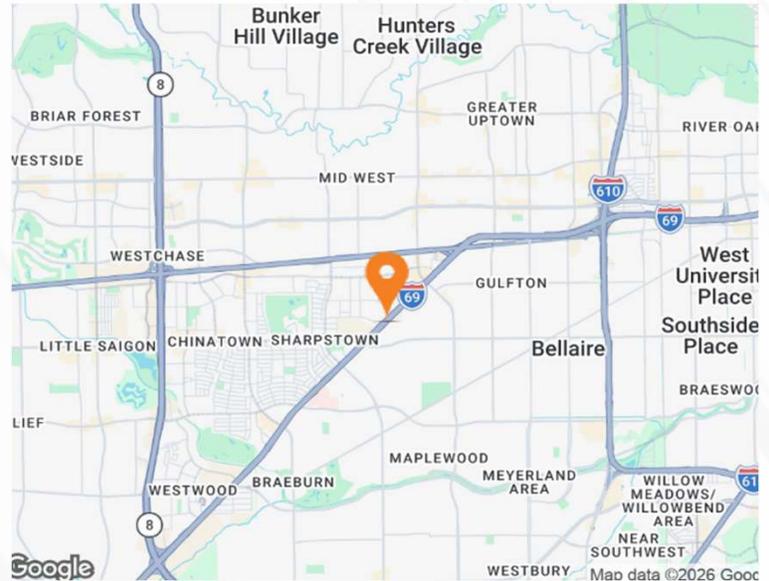


# FOR SALE | 7011 SW FREEWAY

Premier Owner-User Opportunity with Unmatched Highway Visibility

## 7011 Southwest Freeway, Houston, Texas 77074



LISTING PRICE

**\$5,995,000**



GROSS SQUARE FEET

**±115,056 GSF**  
(per HCAD)



YEAR BUILT / RENOVATED

**1972 / 2015**



LOT SIZE

**±2.80 Acres**

## INVESTMENT HIGHLIGHTS

One of the area's only vacant office building along the Highway 59 Corridor

Direct frontage along Hwy 59/I 69 provides unmatched visibility

Three points of ingress/egress from both the feeder road and Bintliff Drive

Rare owner-occupier opportunity with prominent building signage available

Three shell floors (1st, 4th & 6th) offering full customization flexibility

Prime location 10 minutes from the Galleria with excellent freeway access

Exclusively Listed By:

**CALEB J. SMYRE**

Associate Investments

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**KEITH E. LLOYD**

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**Marcus & Millichap**