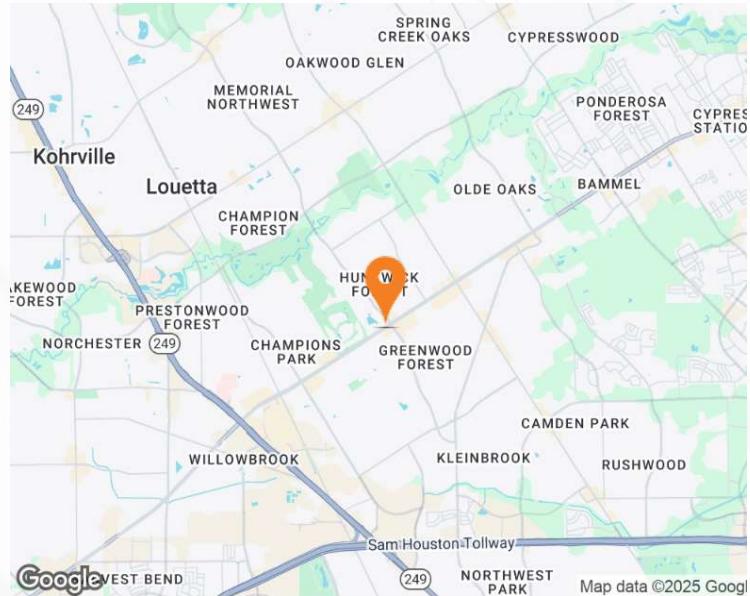


NEW LISTING | WELLS FARGO OFFICE BUILDING

Ideal for Owner/Occupier, Investor, or 1031 Exchange Investor

5625 Cypress Creek Parkway, Houston, Texas 77069



LISTING PRICE

\$4,900,000



RENTABLE SQUARE FEET

±63,078



OCCUPANCY

83.9%



YEAR BUILT

1975



LOT SIZE

±2.76 Acres

INVESTMENT HIGHLIGHTS

High Visibility Office Located on Major East-West Artery in the Heart of Champion Forest
Landmark Office Property along Cypress Creek Parkway
Wells Fargo Bank is the Anchor Tenant on the First Floor
Loyal Tenant Base with Approximately 63% have been Occupants Prior to 2019
Since 2020 over \$500,000 in Capital Expenditures
Well-maintained Office Asset with "Hands-On" Ownership Since Purchasing in 2007
Monument Signage for Tenants
Value-Add Opportunity at 83.9% Leased

Exclusively Listed By:

KEITH E. LLOYD

Managing Director Investments

Director / National Office & Industrial Division

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