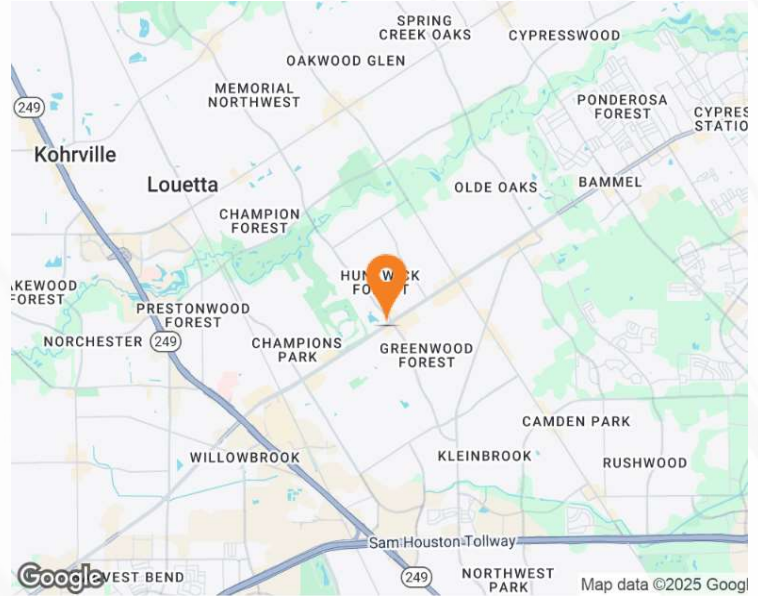


# NEW LISTING | WELLS FARGO OFFICE BUILDING

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

O: (713) 452-4243 C: (713) 927-4546

E: [Keith.Lloyd@marcusmillichap.com](mailto:Keith.Lloyd@marcusmillichap.com)

License: TX: 307120

**Marcus & Millichap**

Real Estate Investment Sales | Financing | Research | Advisory Services