



2000 CRAWFORD

2000 Crawford St.
Houston, TX

Value-add investment opportunity

2000-crawford.com

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Property highlights



Unobstructed views of Downtown Houston,
Texas Medical Center & The Galleria



Building conference room



On-site leasing, maintenance & management



Card key access system



24-hour courtesy officers & security cameras



Valet & covered parking

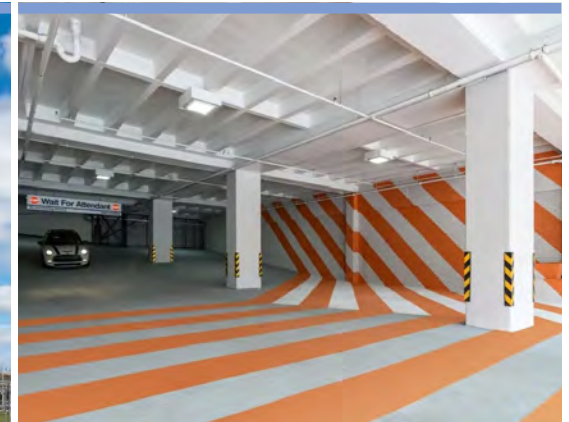
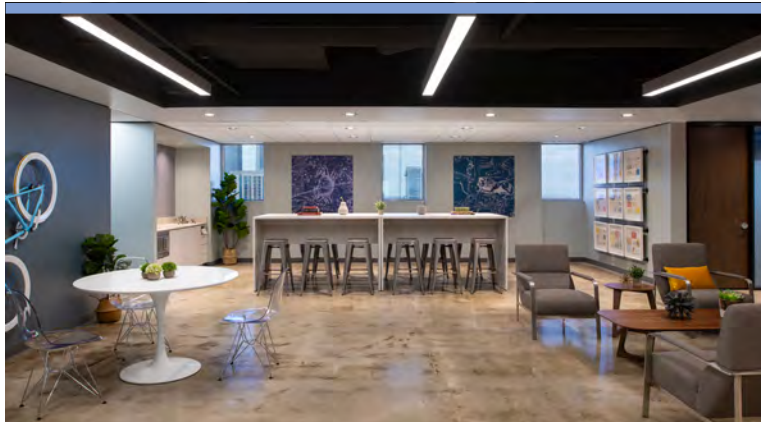
Property statistics

Address	2000 Crawford 2000 Crawford St. Houston, TX
Property Size	+/- 135,586 sf
Site Size	+/- 0.43 acres
Class	B
Number of Stories	18
Year Built/Renovated	1965/2001
Percent Leased	66.1%
Parking	1.86/1,000
Submarket	Midtown



Value-add investment Opportunity

- Currently 66.1% occupied by a highly diversified tenant roster.
- Stable cash flow with value-add upside as market rebounds.
- Located in an Opportunity Zone offering tax advantages.
- Significant discount to replacement cost.
- Strategic mix of approximately 100 tenants with average lease size of +/- 900 SF with strong concentration in legal, government and financial services tenancy.



Iconic Midtown Houston location



Situated near the Interstate 45 (203,851 CPD) & Interstate 69/Highway 59 (189,039 CPD) offering one of the best signage opportunities in Houston.



Located on the outskirts of Houston's Central Business District in the Midtown submarket.



Within walking distance to several restaurants, shopping, hotels, banks and post office.

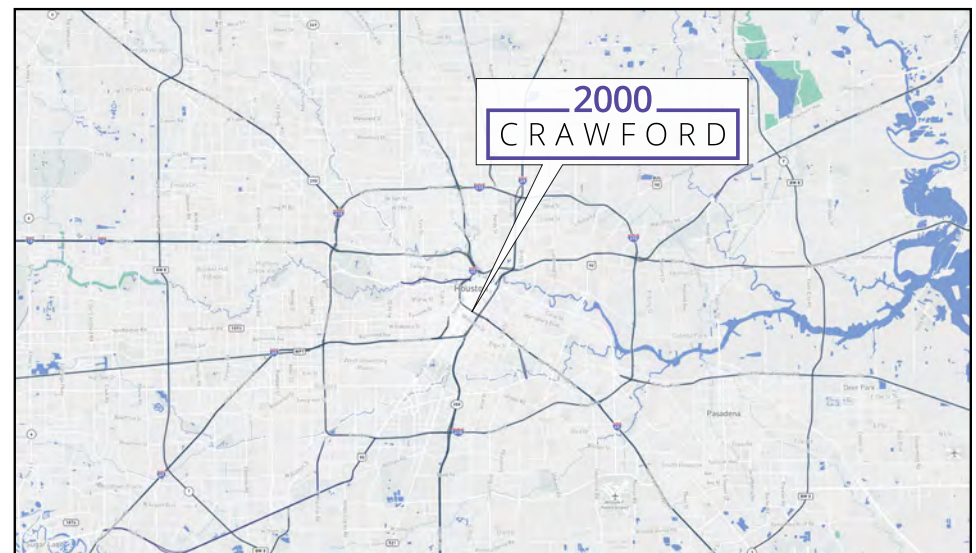


Easy access to three of Houston's most heavily travelled thoroughfares - Interstate 45, Interstate 69/Highway 59, Loop 610 and Interstate 10.



Conveniently located with close proximity to Daikin Park, Discovery Green, Toyota Center, George R. Brown Convention Center and Downtown YMCA.

Location maps



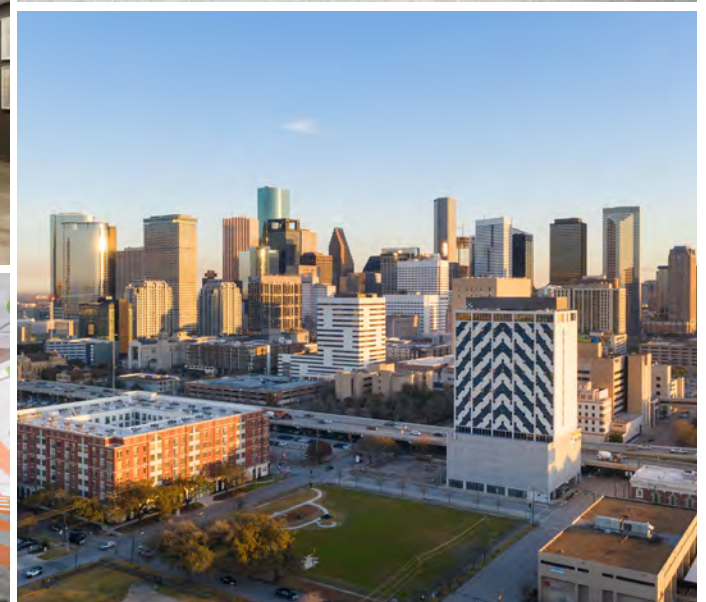
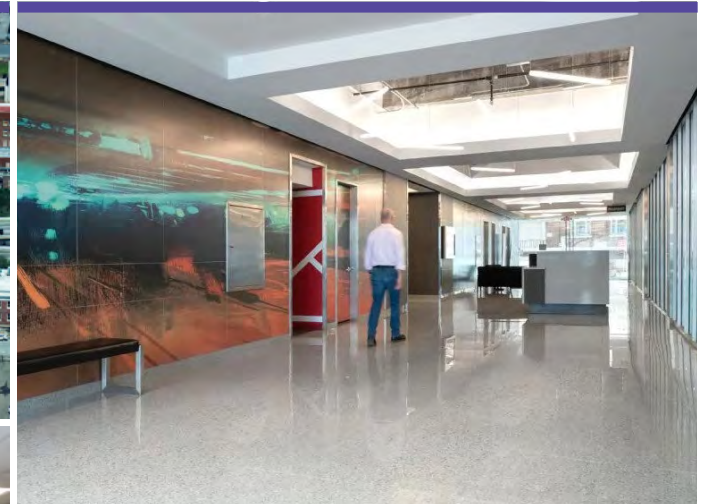
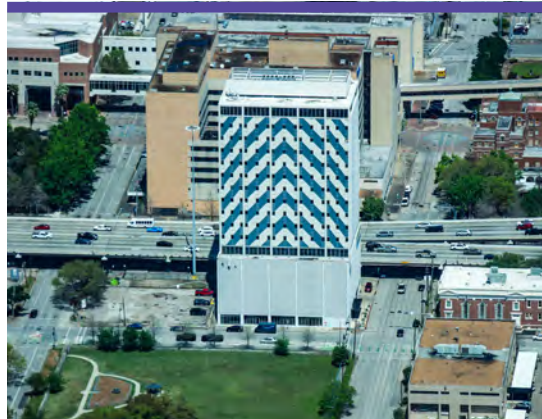
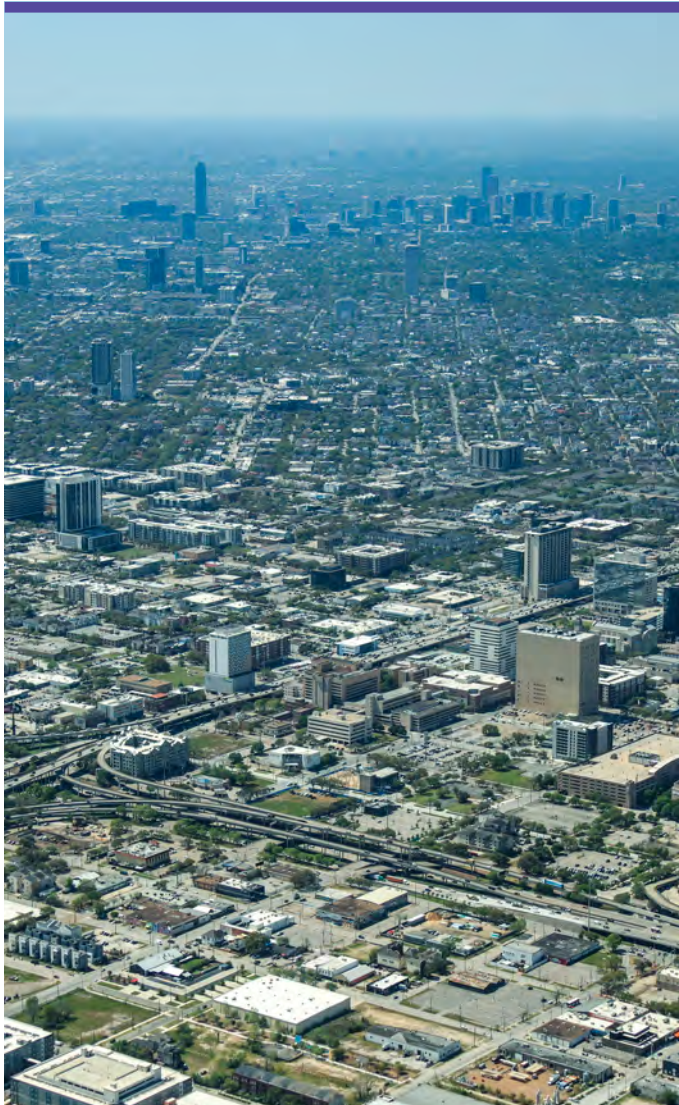
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**If you would like more
information on this offering,
please get in touch.**

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Visit us online

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Maps &
market data
provided by

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