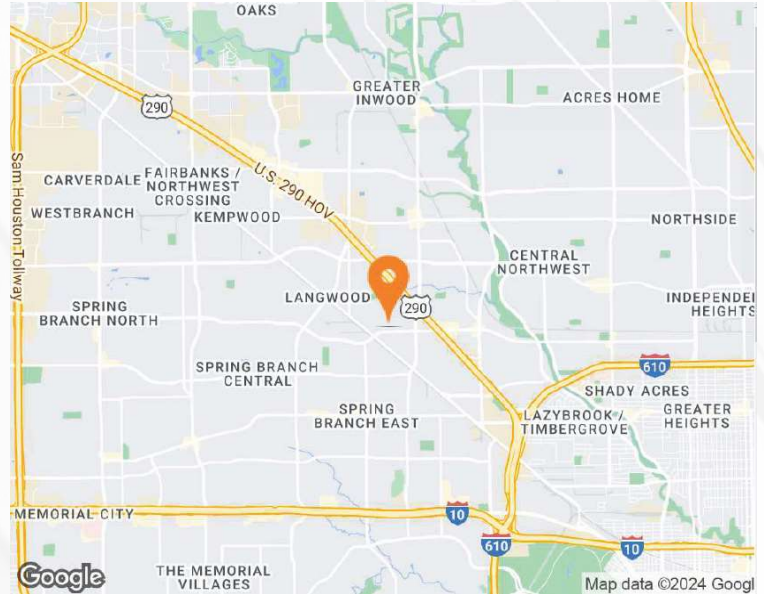


OWNER-USER SALE

Marcus & Millichap

Exclusive Houston Office Opportunity

6110 W 34TH ST, HOUSTON, TX 77092



SALE PRICE

\$975,000



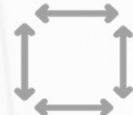
BUILDING SQUARE FEET

±4,392 SF



YEAR BUILT / RENOVATED

1984/2007



LOT SIZE

±0.3 Acres

INVESTMENT HIGHLIGHTS

Well-maintained Building in a Fast-Developing Area to be Vacated by Tenant ±12/31/24

Rare Opportunity to Purchase a Freestanding Small Office Building

Easy Accessibility to The Heights and Garden Oaks Neighborhoods

11 Miles to Downtown Houston

6.2 Miles to The Galleria Mall, Texas' Largest Shopping Center

Two-Minute (400 feet) walk to Bolin Road Bus Stop

Exclusively Listed By:

JUSTIN COMBER

Associate

Member / National Office & Industrial Division

O: (713) 452-4358 C: (832) 693-5569

E: Justin.Comber@marcusmillichap.com

License: TX: 809898

KEITH E. LLOYD

Senior Vice President Investments

Director / National Office & Industrial Division

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

E: Keith.Lloyd@marcusmillichap.com

License: TX: 307120