



# FOR SALE

# FRIENDSWOOD | TX

**4440 FM 2351  
Friendswood, TX 77546**

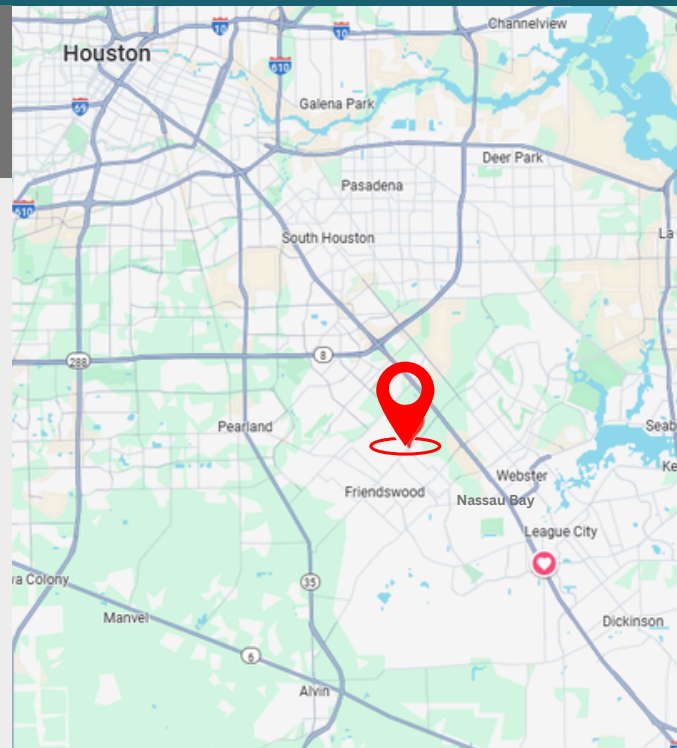
## Details

- Asking Price:** \$2,600,000
- Building Size:** 8,025 SF
- Lot Size:** 39,117 SF
- Parcel ID:** 150-269-001-0001
- Flood Zone:** X
- Type:** Office
- Year Built :** 2020

## Property Description

The subject property is an 8,025 sq. ft. modern office building located at 4440 FM 2351 in Friendswood, Texas. The building is situated on 0.90 acres and offers 38 parking spaces. With a sleek, contemporary design and abundant natural light throughout, this property creates a welcoming and professional environment.

Conveniently positioned less than 2 miles from I-45 off FM 2351 / Clear Lake City Boulevard, the building provides excellent accessibility and visibility. Currently tenant-occupied with a lease in place until May 2028, this property offers an excellent investment opportunity.



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