



# New Office Property for Sale

## MAGNOLIA LANDMARK BUILDING

**18230 FM 1488, Magnolia, TX 77354**

Distinctive 3-story Class “A” Office Building near the intersection of FM 1488 and FM 1774 in the heart of Magnolia’s business district. The property is the premier property within the City of Magnolia. The building is currently occupied by North Houston TRMC, LLC formerly Tomball, TX Hospital. Williams Brothers Construction Company currently awarded the construction of the 249 Extensions and various other medical tenants. Third Floor Executive Suites continue to maintain 100% occupancy.

Price:	\$9,999,000	Price PSF:	\$136.60
First Year NOI:	\$614,000	Gross SF:	65,886
Cap Rate	6.14%	Year Built:	2007
% Occupancy	59%	Lot Size:	5.87

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