

8799 North Loop East, Houston, TX 77029 For Sale



EXCELLENT USER OPPORTUNITY



VIEW DRONE
IMAGES

CONTACTS



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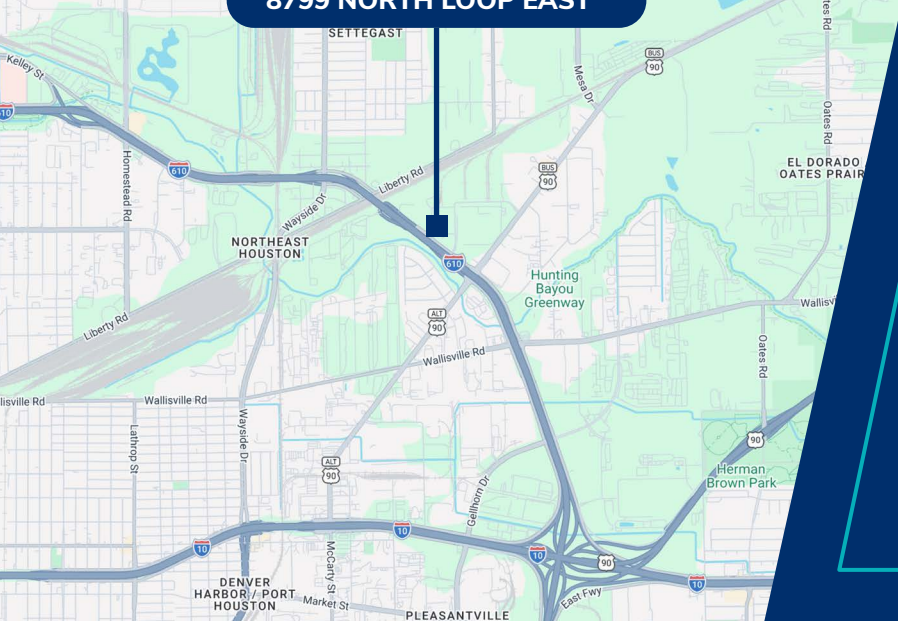


Parker Noble
682.429.8262
parker.noble@streamrealty.com

Property Characteristics



8799 NORTH LOOP EAST



BUILDING SIZE
53,578 SF



YEAR BUILT
1982



PARKING SPACES
207 (3.8/1,000 SF)



TRAFFIC VOLUME
34,855 cars/day



PARCEL SIZE
2.93 AC



**LOCATED ON THE
HIGHLY VISIBLE
INTERSTATE 610**

EXISTING TENANCY



**NUMBER OF
TENANTS**
15



OCCUPANCY
97.69%



**EXISTING
WALT**
1.96 Years

Major Tenants



MANSFIELD SERVICE PARTNERS SOUTH, LLC

- SF: 18,230
- Lease expiration: 7/31/2027

Mansfield Energy is the trusted partner to fleets and organizations across North America – solving their most demanding energy procurement, supply, and logistics challenges. Founded in 1957, Mansfield Energy is a family-owned organization headquartered in Georgia and operating in every U.S. state and all 10 Canadian provinces.

Mansfield provides reliable fuel supply, logistics, DEF, additives, and strategic solutions. Mansfield operates the largest independent fuel distribution network in the country, the DeliveryONE Network, which enables us to deliver products and services exclusively to more customers in extremely efficient ways. Mansfield delivers over 3 billion gallons of fuel and complementary products annually to 8,000+ customers across the United States and Canada.



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

- SF: 7,477
- Lease expiration: 7/31/2028
- Northeast Houston Branch services
 - o Chase for Business
 - o Chase Private Client
 - o Home Lending
 - o J.P. Morgan Wealth Management
 - o ATM



CONCENTRA HEALTH SERVICES, INC.

- SF: 6,556
- Lease expiration: 4/30/2028

Concentra is the largest provider of occupational health services in the United States by number of locations, with the mission to improve the health of America's workforce, one patient at a time. Their approximately 12,000 colleagues and affiliated physicians and clinicians support the delivery of an extensive suite of services, including occupational and consumer health services and other direct-to-employer care. They support the care of approximately 50,000 patients each day on average across 44 states at our 625+ occupational health centers, 400+ onsite health clinics at employer worksites, and Concentra Telemed as of March 31, 2025.



Property Photos



Location



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Thank You

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