

Ashford Corner

1710 S. Dairy Ashford Rd.
Houston, TX

1710

INVESTMENT OPPORTUNITY



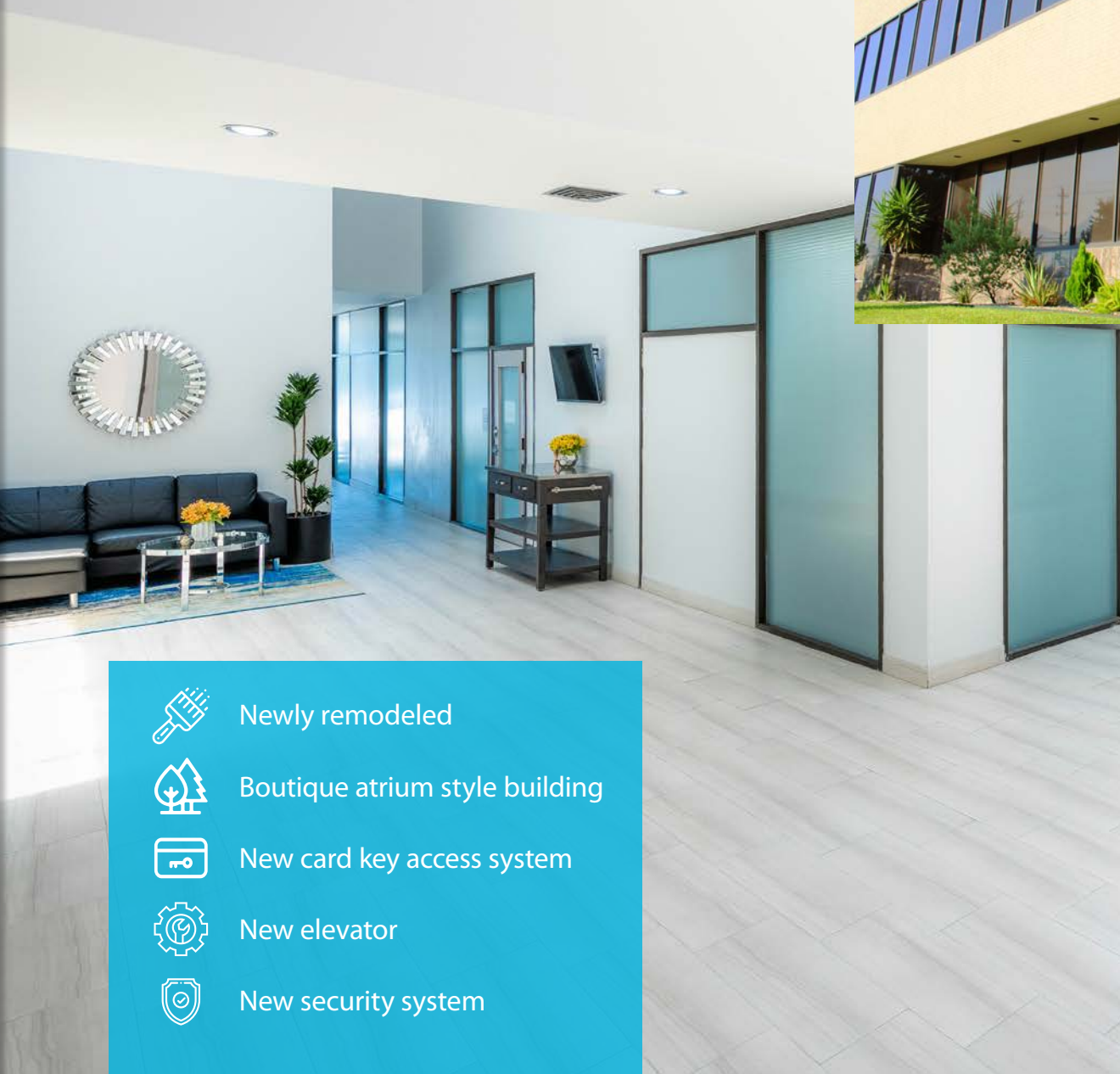
Platinum member

avisonyoung.com | avisonyoungcapitalmarkets.com

**AVISON
YOUNG**



PROPERTY HIGHLIGHTS



PROPERTY	1710 S. Dairy Ashford Rd. Houston, TX
PROPERTY SIZE	+/- 23,523 sf
SITE SIZE	+/- 0.88 acres
CLASS	B+
STORIES	2
YEAR BUILT/RENOVATED	1980/2016-2019
% OCCUPIED	91.6%
PARKING	3.32/1,000
SUBMARKET	Katy Freeway West/ Energy Corridor



Newly remodeled



Boutique atrium style building



New card key access system



New elevator



New security system



PRIME WEST HOUSTON LOCATION

CBD

Uptown/
Galleria

Westchase

W. Sam Houston Parkway S.

Wilcrest Dr.

Lakeside Country
Club & Golf Course

S. Kirkwood Rd.

Ashford
Corner

Memorial City

Katy Freeway (Interstate 10)



Located just off the intersection of Briar Forest Dr. and S. Dairy Ashford Rd.



Positioned in one of Houston's most sought after submarkets, Katy Freeway West/Energy Corridor.



Energy Corridor is the primary concentration for business activity in West Houston and home to numerous energy industry giants.



Offers excellent transportation links to Interstate 10 (Katy Freeway), State Highway 6, Westpark Tollway and the Sam Houston Tollway (Beltway 8).



Area amenities include upscale residential neighborhoods with desirable school districts, parks, restaurants & retail opportunities.

Briar Forest Dr.

S. Dairy Ashford Rd.

STABILIZED INVESTMENT OPPORTUNITY



Currently 91.6% occupied by a diversified tenant base.

Strong leasing potential as illustrated by +/- 9,600 SF of new leases signed since 2018.

Assured upside due to built-in annual rent escalations in leases.

Strategic mix of approximately 13 tenants with average lease size of +/- 1,650 SF.

Significant discount to replacement cost.

Darrell L. Betts, CCIM

Principal, Capital Markets

Avison Young

darrell.betts@avisonyoung.com

713.993.7704

Jessica S. Alexander

Project Coordinator, Capital Markets

Avison Young

jessica.alexander@avisonyoung.com

713.993.7703

Ashford Corner