

FOR SALE - SINGLE USER BUILDING

5606 S. Rice Houston, Texas 77081

## REDUCED- \$5.9M- APPROXIMATELY 20,602 SQ. FT. OFFICE ON 2.08 ACRES



# FOR SALE- REDUCED- \$5,900,000 Approximately 20,602 SQ. Ft. Office Space on 2.08 Acres

### **OPPORTUNITY ZONED**

- Approximately 20,602 sq. ft. single-story Class "A" office building on a 90,776 sg. ft. site
- Available for immediate move in
- Built in 2000, updated as needed
- Large reception area with high ceilings
- Strategically located near the Rice and Westpark intersection, directly across the street from the new 3.5 acre retail development
- Covered parking with parking expansion capabilities
- Secured fencing and electronic gate
- · Connected warehouse with exterior garage entrance
- Updated restrooms
- Updated conference room with exposed ceiling and audio/visual
- Large Kitchen and Executive Kitchen
- Executive offices with a private restroom
- Visitor parking

#### **Kevin R. Snodgrass** Vice Chairman

713 877 8539 kevin.snodgrass@cushwake.com michael.foreman@cushwake.com jim.foreman@cushwake.com

**Michael Foreman** Director 713 963 2850

James E. Foreman **Executive Director** 713 963 2824

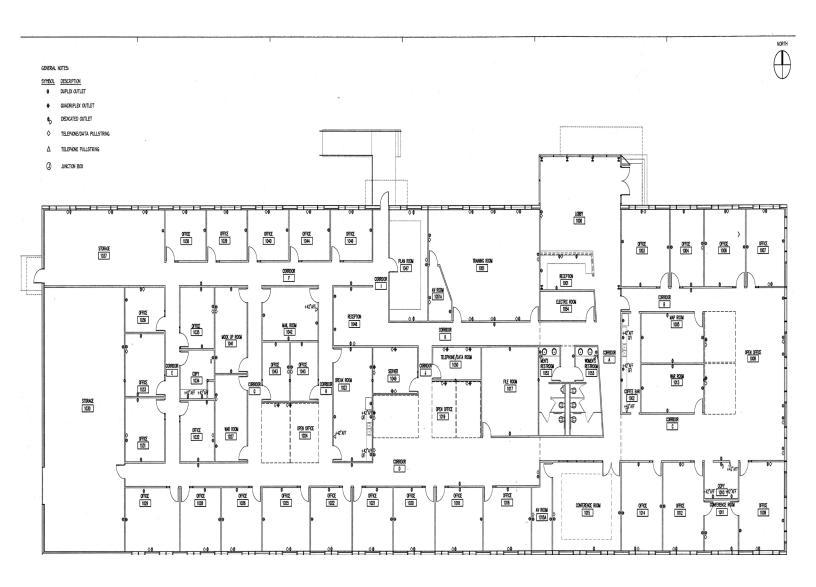
@2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





FOR SALE - SINGLE USER BUILDING 5606 S. Rice Houston, Texas 77081

## **Floor Plan**



**Kevin R. Snodgrass** 

Vice Chairman 713 877 8539

**Michael Foreman** Director 713 963 2850 kevin.snodgrass@cushwake.com michael.foreman@cushwake.com jim.foreman@cushwake.com

James E. Foreman **Executive Director** 713 963 2824

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE - SINGLE USER BUILDING 5606 S. Rice Houston, Texas 77081



**Kevin R. Snodgrass** Vice Chairman 713 877 8539

**Michael Foreman** Director 713 963 2850 kevin.snodgrass@cushwake.com michael.foreman@cushwake.com jim.foreman@cushwake.com

James E. Foreman **Executive Director** 713 963 2824

@2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.