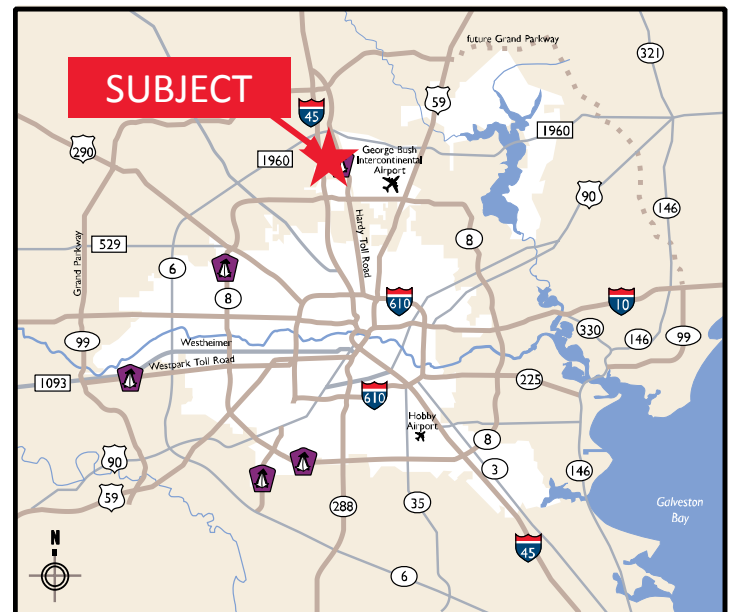


Investor or User Property



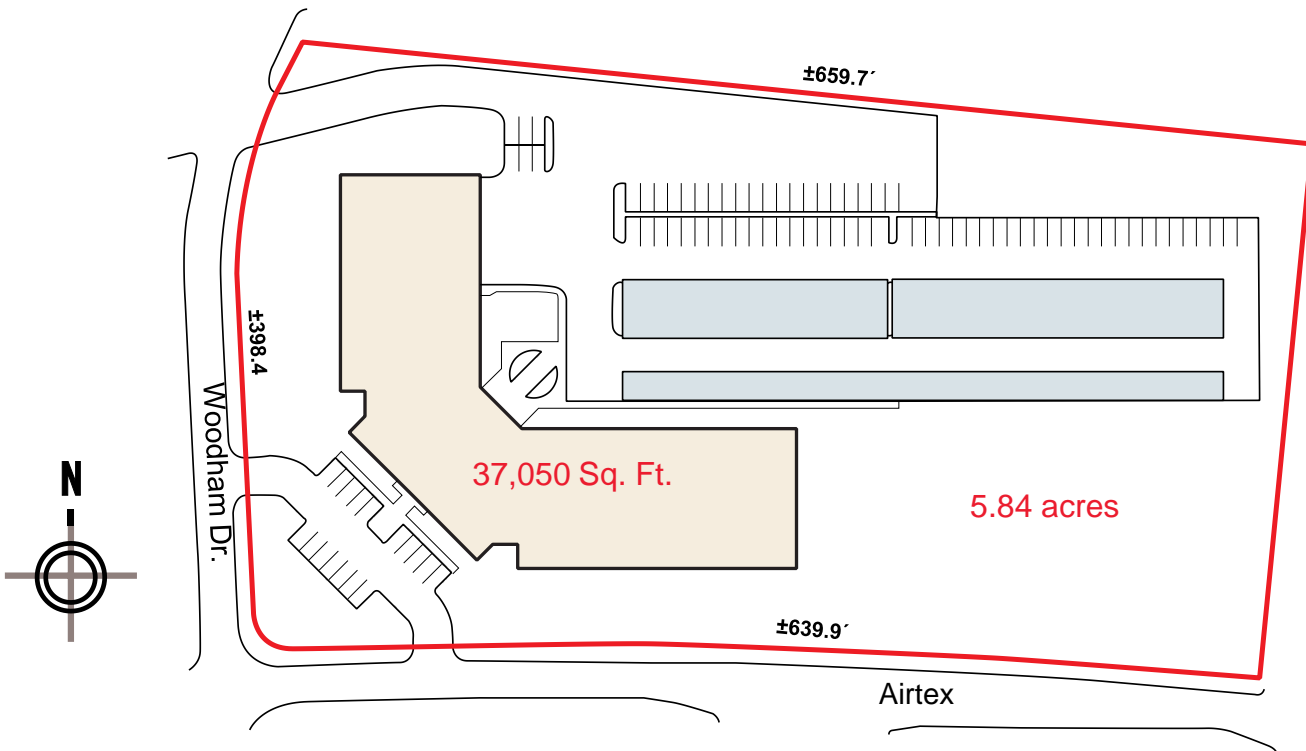
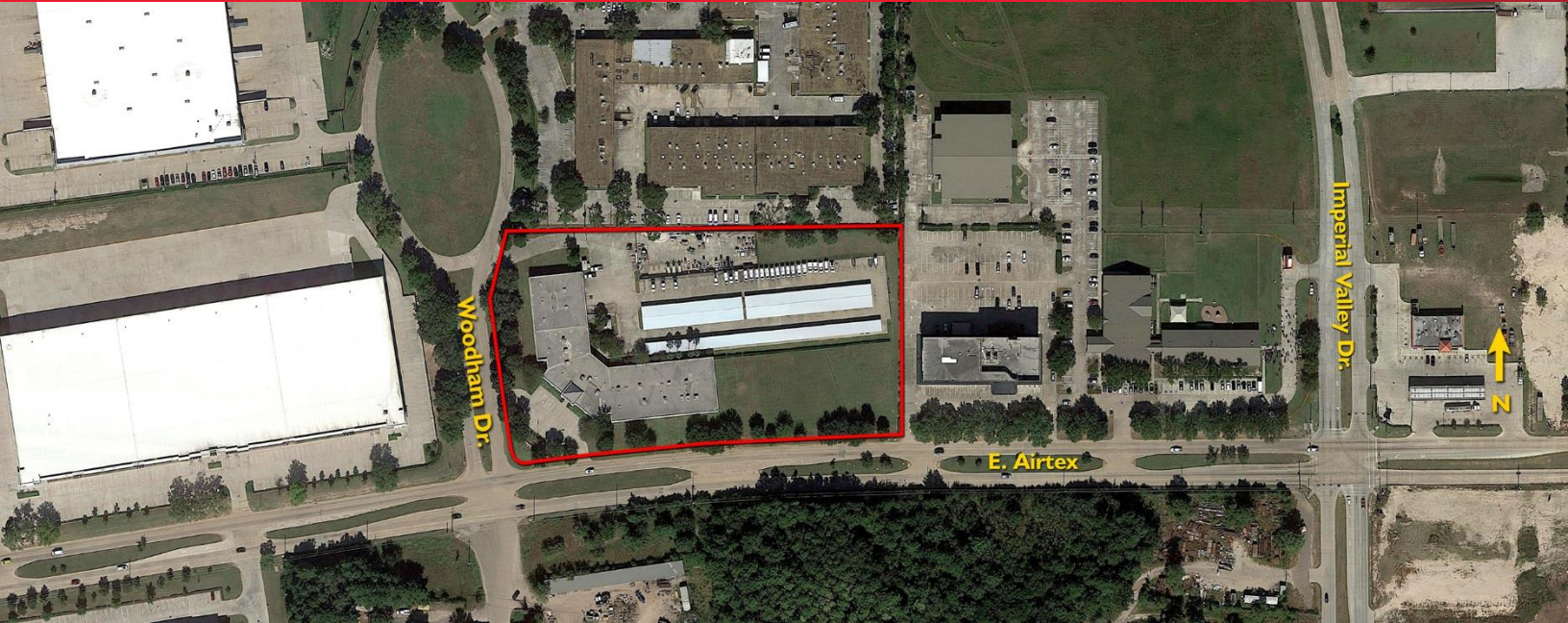
PROPERTY INFORMATION

- ±37,050 sq. ft. Class A- office/warehouse on ±5.84 acres
- ±28,675 sq. ft. off office
- ±8,375 sq. ft. of warehouse
- 16' clear
- Two grade-level and one dock-high door
- Approximately three miles north of Beltway 8, 1.3 miles west of Hardy Toll Rd., and less than ½-mile east of I-45
- Herman Miller furniture included
- Year built: 2000
- 120 parking spaces (80 covered) 2.73/1,000 sq. ft.
- ±16' clear
- Quality office construction
- Great user building
- \$3,340,000 sale price (\$90.15/sq. ft.)



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