

VibeTM
HOBBY

**INVESTMENT
OPPORTUNITY**



8866 & 8876 GULF FREEWAY | HOUSTON, TX



Platinum member

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**AVISON
YOUNG**

PROPERTY **8866 Gulf Freeway**
Houston, TX

PROPERTY SIZE +/- 90,117 sf

SITE SIZE +/- 3.27 acres

CLASS B

STORIES 5

YEAR BUILT/RENOVATED 1983/2015-20

% OCCUPIED 67.4%

PROPERTY **8876 Gulf Freeway**
Houston, TX

PROPERTY SIZE +/- 90,110 sf

SITE SIZE +/- 3.43 acres

CLASS B

STORIES 5

YEAR BUILT/RENOVATED 1984/2015-20

% OCCUPIED 81.2%

SUBMARKET Gulf Freeway/
Pasadena

TOTAL COMBINED PROPERTY SIZE +/- 180,227 sf

TOTAL COMBINED SITE SIZE +/- 6.7 acres

% OCCUPIED 74.3%

PARKING 3.11/1,000

PROPERTY HIGHLIGHTS



Two, five-story campus-like atrium style buildings



On-site deli, two large conference rooms & tenant lounge areas



Courtyard with covered seating area



Executive office/co-working space



New security system with cameras



Controlled access with fenced lot



Over \$2.7 million of recent capital improvements



On-site property manager



IDEAL GULF FREEWAY LOCATION



CBD

610

45

610 Loop 610

Telephone Rd.
Reville St.

Sims Bayou

Belfort St.

Winkler Dr.

Rockhill St.

Monroe Blvd.

Vibe™
HOBBY

45
Gulf Freeway (I-45)



Located off the Gulf Freeway (Interstate 45), just off the College/Airport exit on the southbound side.



Offers convenient access city-wide via Gulf Freeway (Interstate 45), Loop 610 & Sam Houston Tollway (Beltway 8).



Close proximity to Hobby Airport, University Houston, Johnson Space Center & the Port of Houston.



Surrounded by multiple amenities including two shopping malls nearby & a 15-minute drive to Downtown Houston.

Currently 74.3% occupied with a diverse mix of over 60 tenants.

Opportunity to increase cash flow through contractual rent increases and lease-up of current vacancy.

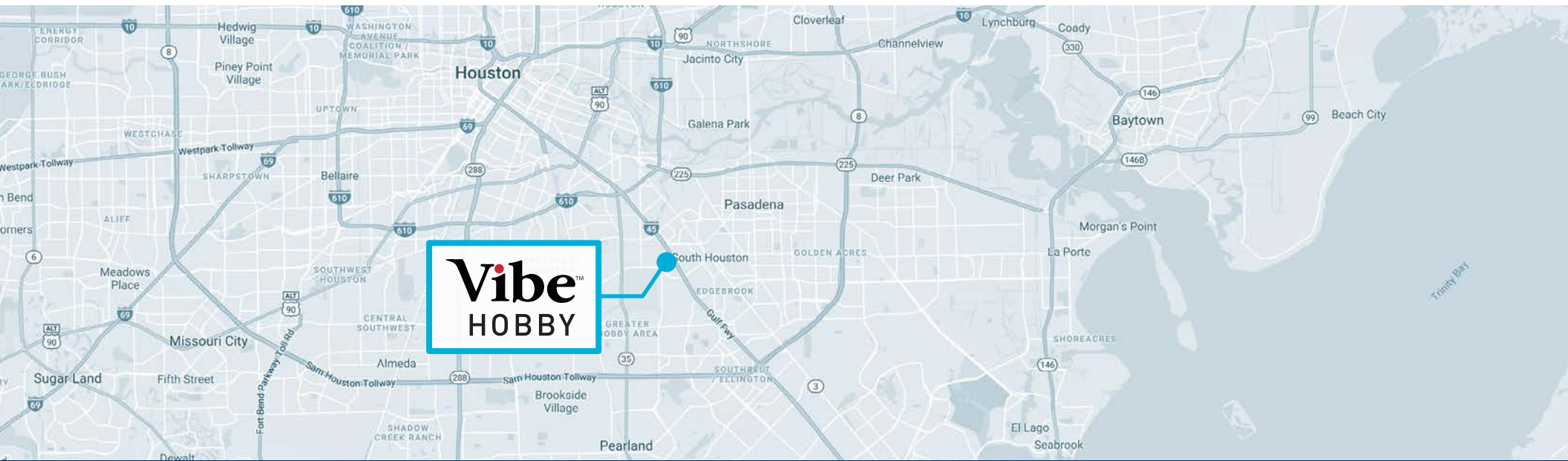
Further upside through rollover of current tenancy that averages +/- \$1.54/sf (8.6%) below market rent.

Relatively low tenant improvement allowance required due to smaller-tenant, shorter-term nature.

Executive office/co-working program in place that garners over a 40% premium on building-average rent.

Projected 68.5% NOI growth by Year 3.

Significant discount to replacement cost.



For more information:



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