

16300

ONEXTWO PARKTEN PLACE

16365 PARK TEN PLACE DR. & 16300 KATY FREEWAY | HOUSTON, TX



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Platinum member

PROPERTY 1	One Park Ten Place 6365 Park Ten Place Dr. Houston, TX
PROPERTY SIZE	+/- 34,089 sf
SITE SIZE	+/- 1.63 acres
CLASS	В
STORIES	3
YEAR BUILT/RENOVATED	1979/2005
% OCCUPIED	29.7%
PARKING	3.32/1,000

PROPERTY 1	Two Park Ten Place 6300 Park Ten Place Dr. Houston, TX
PROPERTY SIZE	+/- 57,126 sf
SITE SIZE	+/- 1.65 acres
CLASS	В
STORIES	3
YEAR BUILT/RENOVATED	1981/2003
% OCCUPIED	83.2%
PARKING	3.12/1,000

Katy Freeway West/Energy Corridor
+/- 91,215 sf
+/- 3.28 acres
63.2%
3.19/1,000





PROPERTY HIGHLIGHTS



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Two, three-story atrium style building with skylights

Institutional ownership



cura key acces



On-site engineer, day porter & security



Energy Star label in 2018 for its operating efficiency

PRIME ENERGY CORRIDOR LOCATION

Located in the Park Ten Office center development.

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



Highly visible location with over 300,000 cars per day.



Tremendous ingress/egress via location on the northwest corner of Interstate 10 (Katy Freeway) & Park Row Blvd.



Offers excellent transportation links to Sam Houston Tollway (Beltway 8), State Highway 6 & Grand Parkway (State Highway 99).



Multiple retail options, master-planned residential communities & abundant dining establishments in the immediate area.

Memorial City

CBD

Uptown/Galleria

Highway 6'S.

Texas Medical Center

City Centre

Park Ten Blvd.

W.Sam Houston Parkway S.



P L A C E PARK ΕN

(290)

WILLOWBROOK

NORTHWE

SPRING BRANCH WEST

ANKS

Spring Valley

Village

90

Hedwig

Village

VALUE-ADD INVESTMENT OPPORTUNITY

MASON PARK

Cullen Parl

10

Currently 63.2% occupied by a strong, long standing tenant mix

Opportunity to increase the cash flow through contractual rent increases and the lease up of currently available space

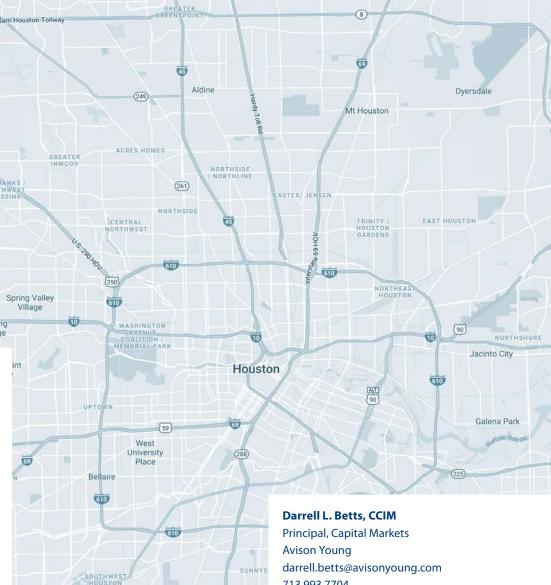
Minimal rollover in the immediate future with remaining average lease term of 4+ years

Projected year 1-5 proforma NOI growth is approximately 167%

Significant discount to replacement cost

Upside potential with current rates on average 8% below market rents

Energy Corridor is guickly becoming one of the most desirable submarkets for growing tenants



713.993.7704

Jessica S. Alexander Project Coordinator, Capital Markets Avison Young jessica.alexander@avisonyoung.com 713.993.7703

> Brookside Village

Richmond

SHADOW CREEK RANCH 288

CENTRAL

SOUTHWEST

Almeda

Pearland

(35)

Cumings

10