

Ashford

PLACE

1500 S. DAIRY ASHFORD RD.
HOUSTON, TX

INVESTMENT OPPORTUNITY

First American Title



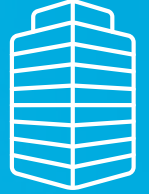
Platinum member

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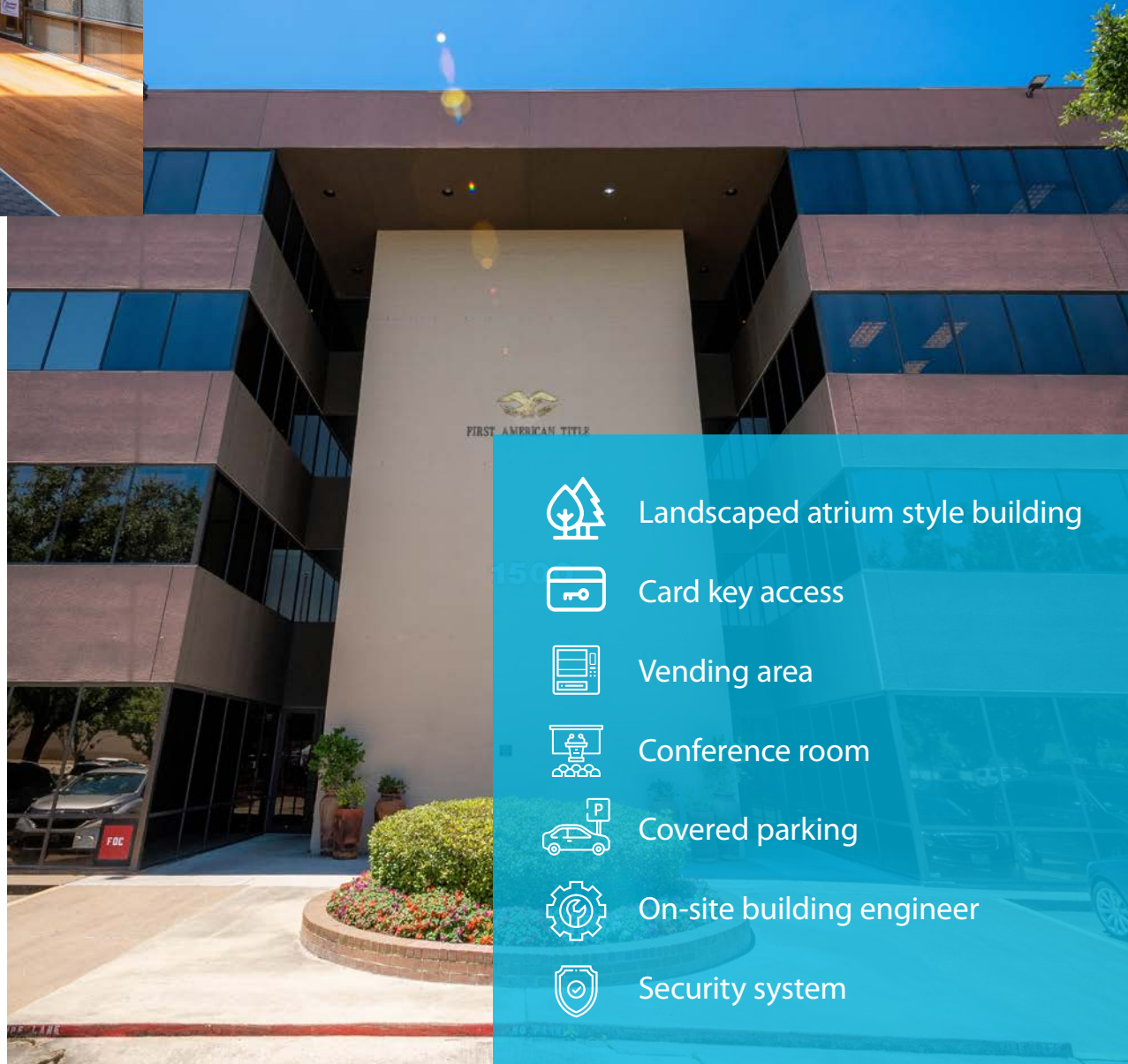
AVISON
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PROPERTY HIGHLIGHTS



PROPERTY	1500 S. Dairy Ashford Rd. Houston, TX
PROPERTY SIZE	+/- 134,049 sf
SITE SIZE	+/- 3.38 acres
CLASS	B
STORIES	4
YEAR BUILT/RENOVATED	1982/2013
% OCCUPIED	54.2%
PARKING	3.00/1,000
SUBMARKET	Katy Freeway West/ Energy Corridor



Landscaped atrium style building



Card key access



Vending area



Conference room



Covered parking



On-site building engineer



Security system

PREMIER WEST HOUSTON LOCATION



CBD

Uptown/
Galleria

Texas Medical Center

Reliant Center

W. Sam Houston Parkway S.

Westchase

Westpark Tollway

Westheimer Rd.

Wilcrest Dr.

Lakeside Country
Club & Golf Course

S. Kirkwood Rd.

PLACE
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S. Dairy Ashford Rd.

Briar Forest Dr.



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.



Situated in the middle of several energy industry giants.



Excellent access to Interstate 10 (Katy Freeway), State Highway 6, Westpark Tollway and the Sam Houston Tollway (Beltway 8).



Surrounded by numerous upscale residential neighborhoods with desirable school districts, parks, restaurants & retail opportunities.

VALUE ADD INVESTMENT OPPORTUNITY



Currently 54.2% occupied by a highly diversified tenant roster.

Significant upside potential with expected Y1-Y5 NOI growth of +/- 155%.

Embedded upside potential through lease up of existing vacancy.

Rent growth potential due to near term rollover of +/- 30% of existing tenants with below market base rents.

Strategic mix of 26 tenants with average lease size of +/- 2,795 SF with strong concentration in technology and financial services tenancy.

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

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