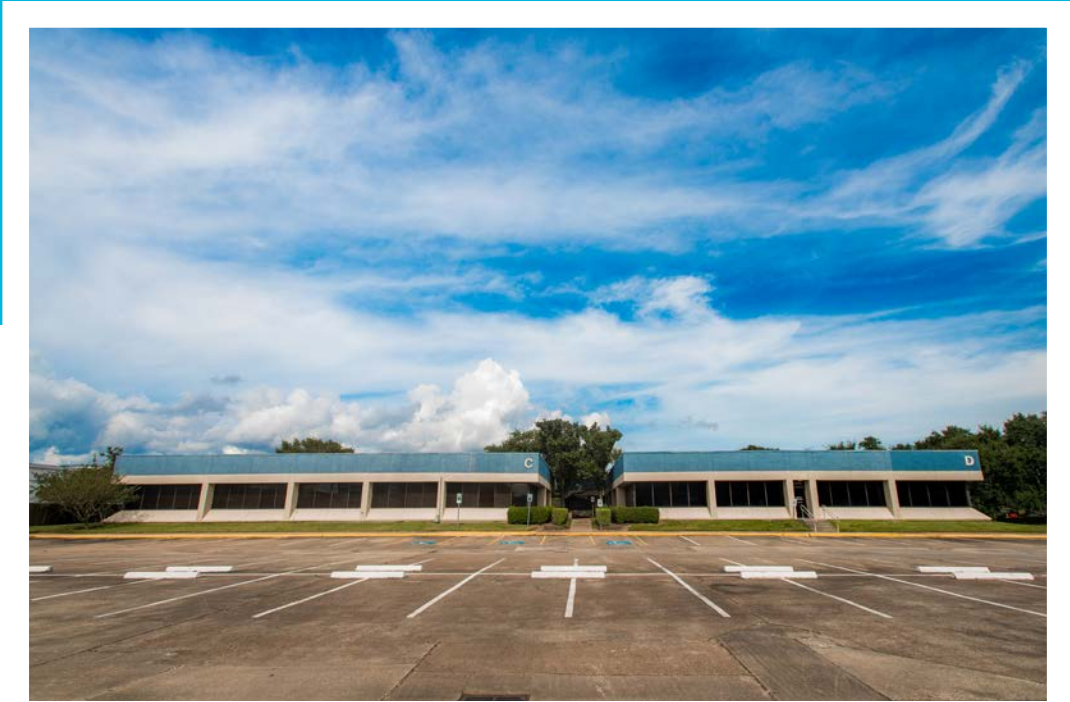




ARMAND

ARMAND PLAZA OFFICE CENTER

16441 SPACE CENTER BLVD.
BUILDINGS A, B, C & D
HOUSTON, TX



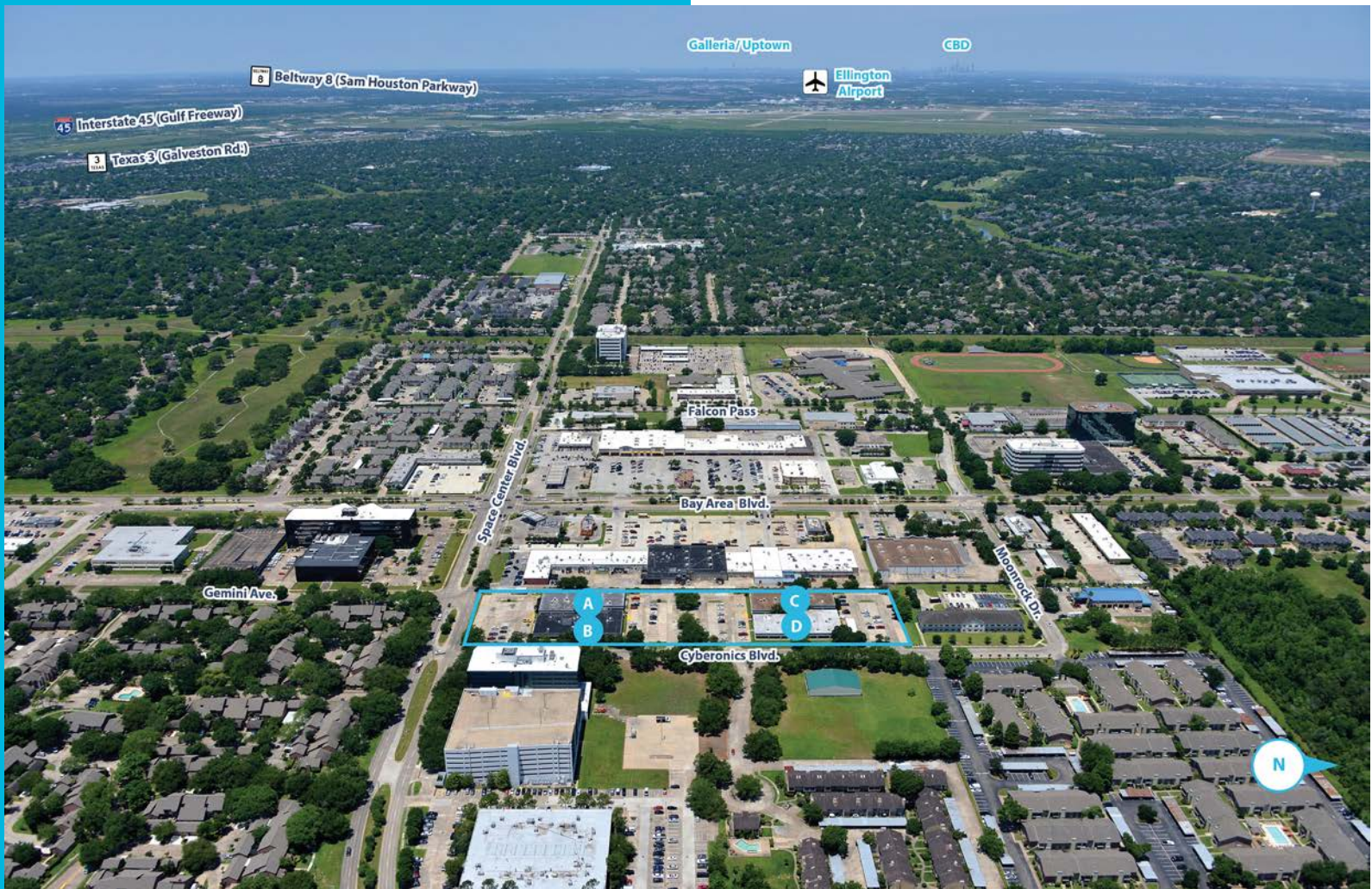
INVESTMENT OPPORTUNITY | +/- 63,895 SF



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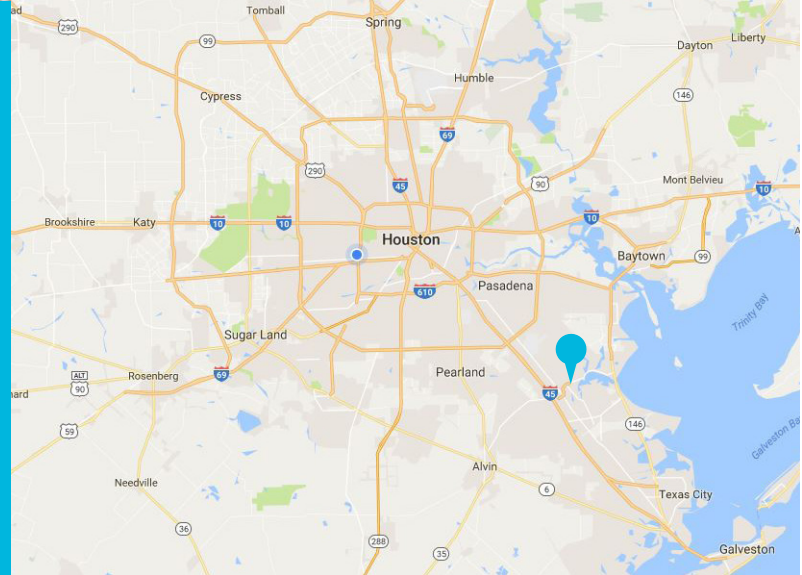


Armand Plaza Office Center is comprised of four one-story, Class B office buildings located at 16441 Space Center Blvd. The office complex is at total of approximately 63,895 net rentable square feet on a 5.03-acre parcel of land.

Currently 48% occupied, the Properties are an excellent investment opportunity with the ability to increase income the lease up of vacant space, renewals and through contractual rent bumps.

Armand Plaza Office Center is located along Space Center Blvd. near the intersection of Bay Area Blvd. The complex is conveniently located in the heart of the NASA/Clear Lake submarket with close driving proximity to Interstate 45 (Gulf Freeway), Galveston and Downtown Houston.

Built in 1980 and renovated in 1999, the complex has an abundant parking with a 5.52/1,000 parking ratio and offers multiple amenities including individual entrances, security system and mature manicured landscaping.



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