



5800 North Course

Houston, Texas



Investment Highlights

NAI Partners, as the exclusive agent for the owner, is pleased to offer for sale 5800 North Course Drive. 5800 North Course Drive is a 75,950 square foot single tenant call center office building and approximately 2,500 square foot food service building located in Houston, Texas. The property was built in 2001 and has been occupied by the current tenant since. 5800 North Course Drive is 100% leased and occupied by Alltran. Current annual NOI is \$1,384,956 through a lease expiring December 31, 2025.

Property Summary

5800 North Course Drive

Property Address	5800 North Course Houston, Texas	
Price	\$16,500,000 , Reduced to \$13,500,000	
Tenant	Alltran (www.alltran.com)	
Cap Rate	10.26%	
NOI	\$1,384,956 Fixed	
Term	Lease Expires December 31, 2025	
Net Rentable Area	Building	75,950 SF
	Food Service	2,500 SF
Land Size	10.3070 acres	
Parking	491 Uncovered Spaces, 90 Covered Spaces, 15 Handicap Spaces. Total of 596 Spaces with Ratio of 7.8/1000.	
Built	2001	
Property Type	Office Building/Call Center	
Construction Type	Tilt Wall	
Tenancy	Single Tenant	

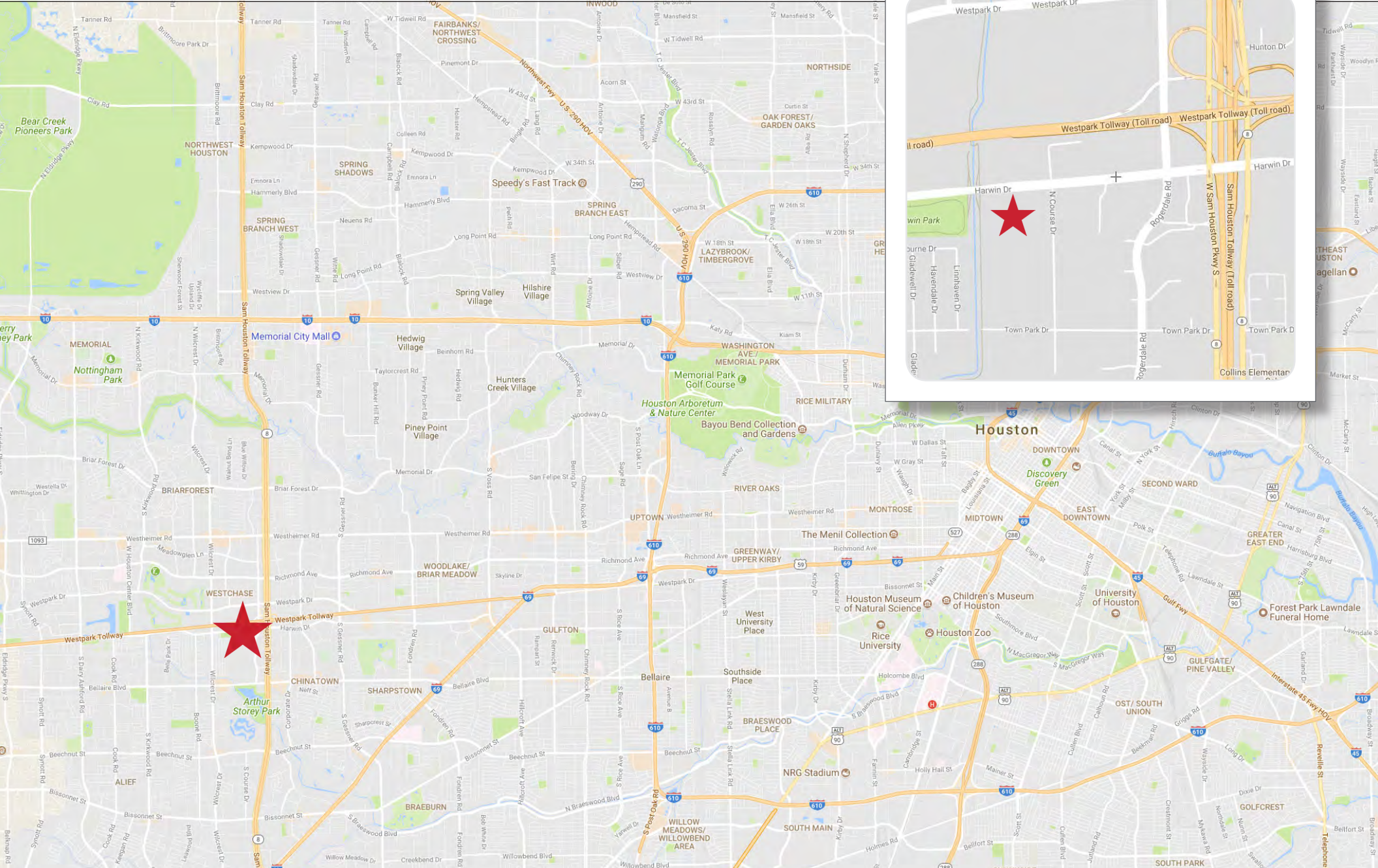
Investment Highlights

Unique Long Term Leased Call Center Building with 7.8/1000 Parking in West Houston

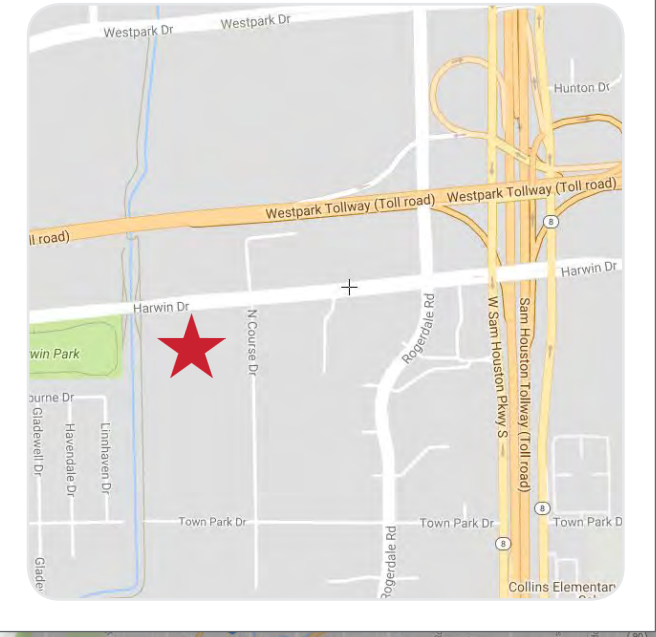
5800 North Course is a unique call center building with a 7.8/1000 parking ratio and a long term credit tenant in the highly desirable Oak Park controlled development in West Houston.



Area Map



Detail



Contacts

Jon A. Silberman
Managing Partner
Office Brokerage Services
t (713) 985 4620
m (832) 524 3589
jon.silberman@naipartners.com

Kelly Torian
Corporate Account Manager
Office Division
t (832) 985 4410
kelly.torian@naipartners.com

NAI Partners
1900 West Loop South, Suite 500
Houston, TX 77027
t (713) 629 0500
www.naipartners.com

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