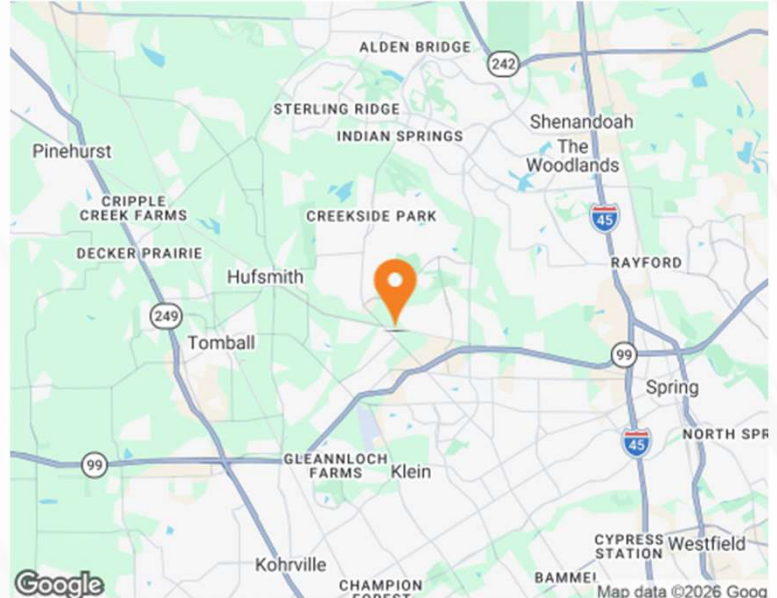


PRICE REDUCED | THE OFFICES ON DOWDELL

The Woodlands area, value-add, premium office complex, offering annual rent increases and strong cash flow day one

7630 Dowdell Road, Spring, Texas 77389



				
LISTING PRICE	TOTAL SQUARE FEET	LEASED	YEAR BUILT	LOT SIZE
Contact Broker for Pricing	±31,312 SF	73.70%	2023-2025	±2.407 Acres

INVESTMENT HIGHLIGHTS

- Value-add, income-producing asset delivering strong cash flow from day one.
- NNN leases with automatic \$0.50/SF annual rent increases, including at renewal.
- Diverse tenant mix: title company, contractor, health & wellness, and other professional services.
- Newly built over the last 2.5 years with high-quality materials and energy-efficient systems.
- One of the most modern standalone office projects in the area, with no nearby comparable competition.
- Excellent access from two Kuykendahl ingress/egress points + direct Dowdell Road entry.
- Rare opportunity to secure a flagship investment in a fast-growing area near The Woodlands.

Exclusively Listed By:

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