

\$6.5M NEWLY REDUCED
ASKING PRICE

9000 GULF FREEWAY

OFFICE + INDUSTRIAL + LAND PORTFOLIO



9000 GULF FREEWAY HOUSTON, TEXAS 77041

4 BUILDINGS, 1 CAMPUS

HQ RELOCATION OPPORTUNITY

- \$11.5M HCAD appraisal
- Listed at 80% below replacement costs
- Two 50,000 SF office buildings
- 12,000 SF across two warehouses
- 8.7441 acre site
- Building-top signage available
- Plug-N-Play environment
- Unparalleled visibility from Gulf Freeway
- Ample surface parking
- Efficient ingress and egress from Gulf Freeway
- Local, strong ownership
- Sophisticated security infrastructure

Interior Reception



Waiting Room

For Sale Or Lease



4 BUILDINGS, 1 CAMPUS + POTENTIAL TO DIVIDE CAMPUS OVERVIEW

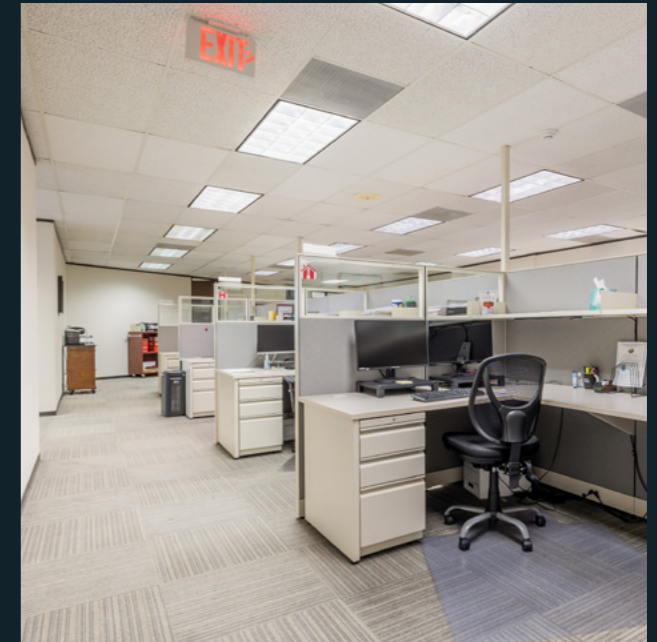
- Highly visible with traffic counts exceeding 400k+ cars per day
- Easy access to Hobby Airport
- Direct access to Gulf Freeway

BUILDING A

BUILDING B

WAREHOUSE

ADDITIONAL LAND



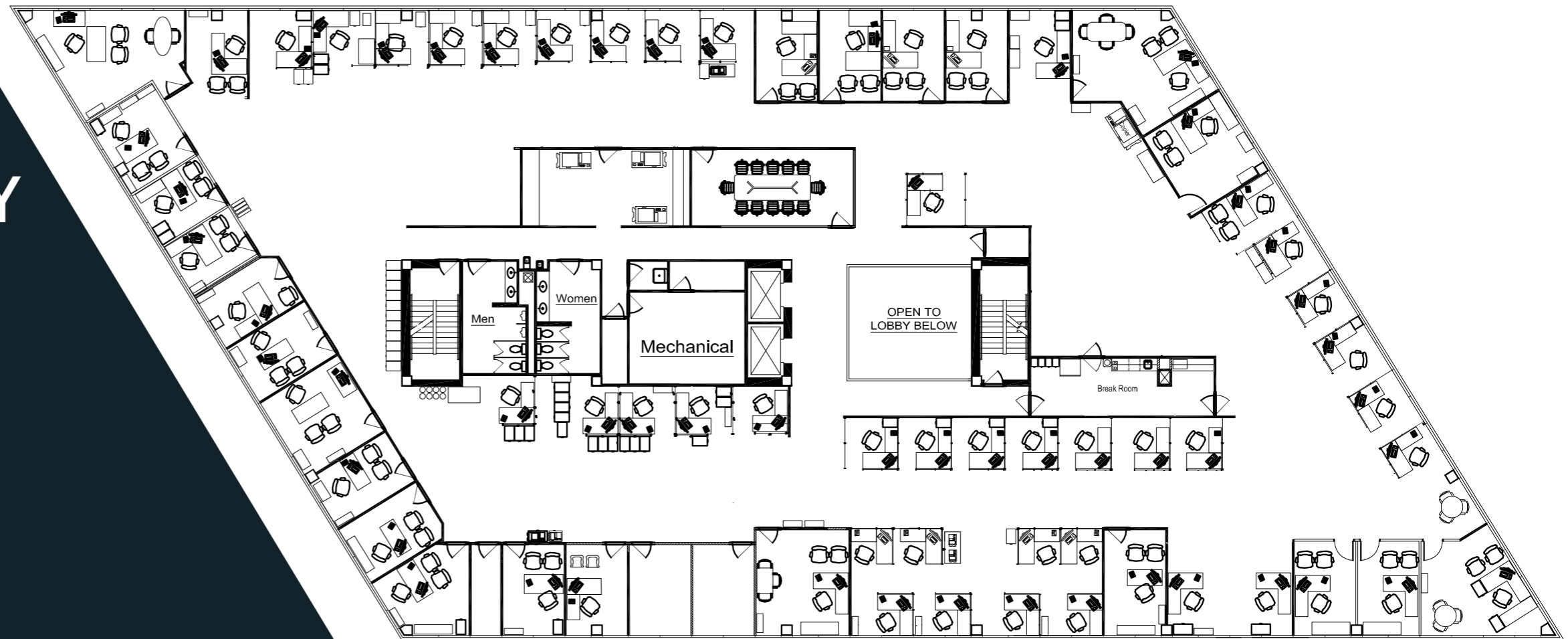
PLUG-N-PLAY OFFICE

- Furniture and technology included in sale or lease
- Ample conferencing space with various seating arrangements and up-to-date A/V
- Flexibility for a multitude of collaboration spaces while maintaining robust private office space
- Impressive atrium style lobby with secure access

DISTINGUISHED CAMPUS OPPORTUNITY

- 187 workstations
- 100 offices
- Large café
- Multipurpose / Training room
- Huddle rooms, board rooms and large conference rooms throughout
- Storage and warehouse space

Typical Floor Plate



William P Hobby
Airport

9000 Gulf Freeway

Business + AIRPORT
AREA OVERVIEW

- Five minute drive time to Hobby Airport
- Proximity to the largest Gulf Coast container port



FOR MORE INFORMATION

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