



# Office Building For Sale

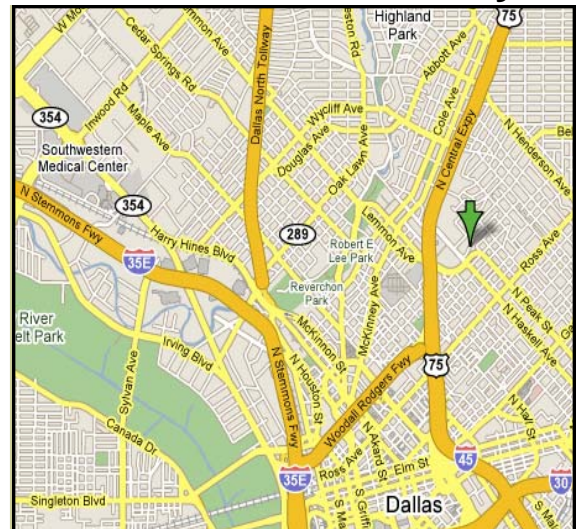
Across From Uptown • Close to Park Cities  
12,642 Sq Ft • \$94.92/SF-Building • \$1,200,000 Firm  
1st Floor Leased to National Credit • 2nd Floor Available



## Property Overview:

## 4225 Office Parkway

- Profile:** 2-story multi-tenant office building, fully functional and professionally stylish with multiple offices and reception areas. Ample parking. Trees. Location.
- Acquisition Square Ft:** Approximately 12,642 square feet gross. Situated on over half an acre - 26,669 sf (\$45 SF/Land).
- Tenants:** National non-profit credit on the first floor functioning as administrative offices only. The lease runs through 2010. Tenant wants longer term.
- Location:** Directly adjacent to the new west village at Cityplace. Close proximity to Uptown and Park Cities. Minutes from Katy Trail.
- Construction:** Built in 1966 with building renovation in 2001. New HVAC.
- Parking:** Approximately 36 surface parking spaces which wrap around the building. 8 covered space included. 3.5:1000 parking coverage ratio.
- Dynamics:** Opportunity to lease top floor and occupy 6,230 sf for \$13.75 sf at market value. Investor opportunity to acquire property in key location on the upswing of Development and redevelopment.
- Sales Price:** \$1,200,000 Firm (\$94.92 PSF/Building)



**HARVARD COMPANIES, INC.**

**Randall R. Turner**

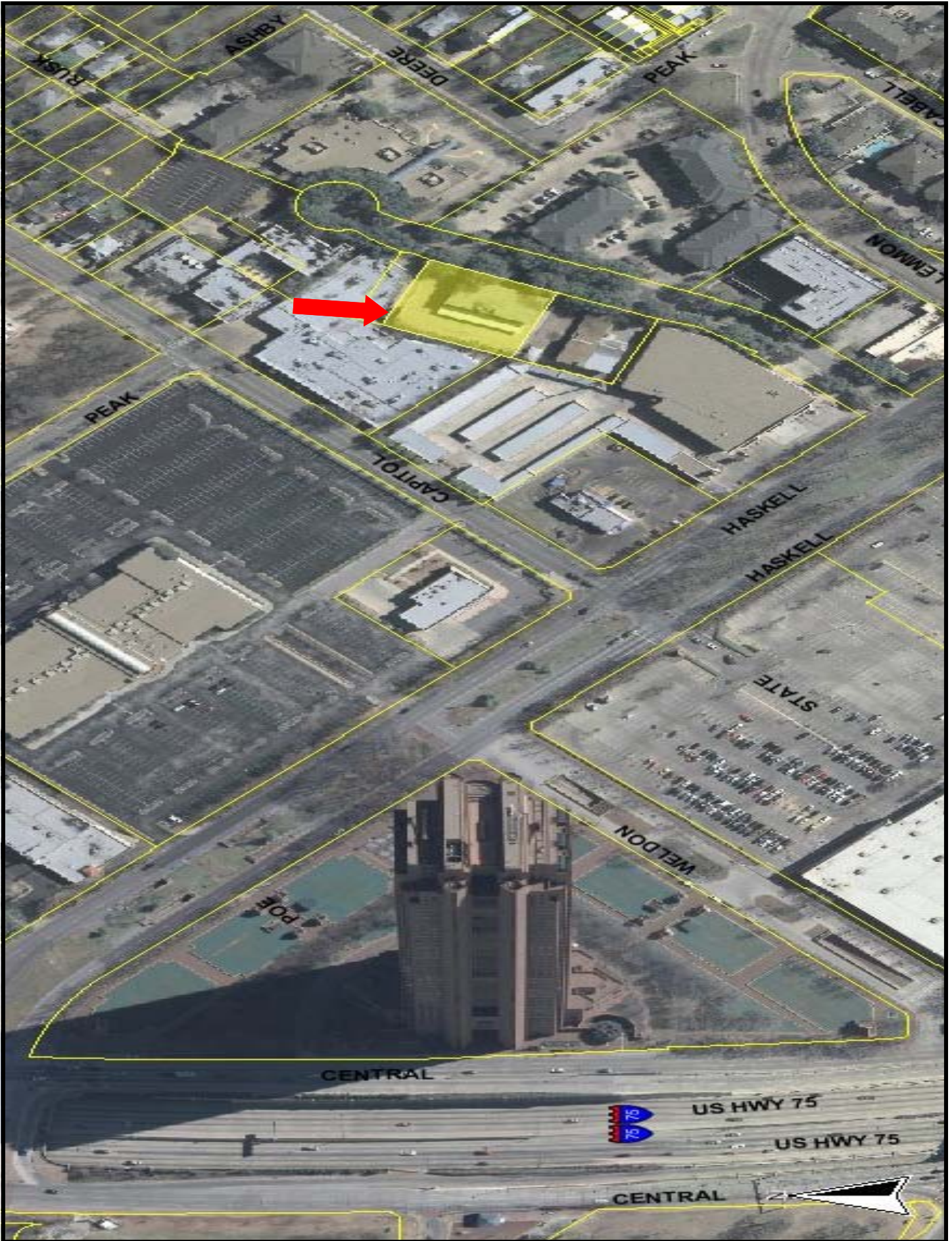
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