

Report for 4805 Westway Park Blvd, Houston

Prepared November 15, 2022

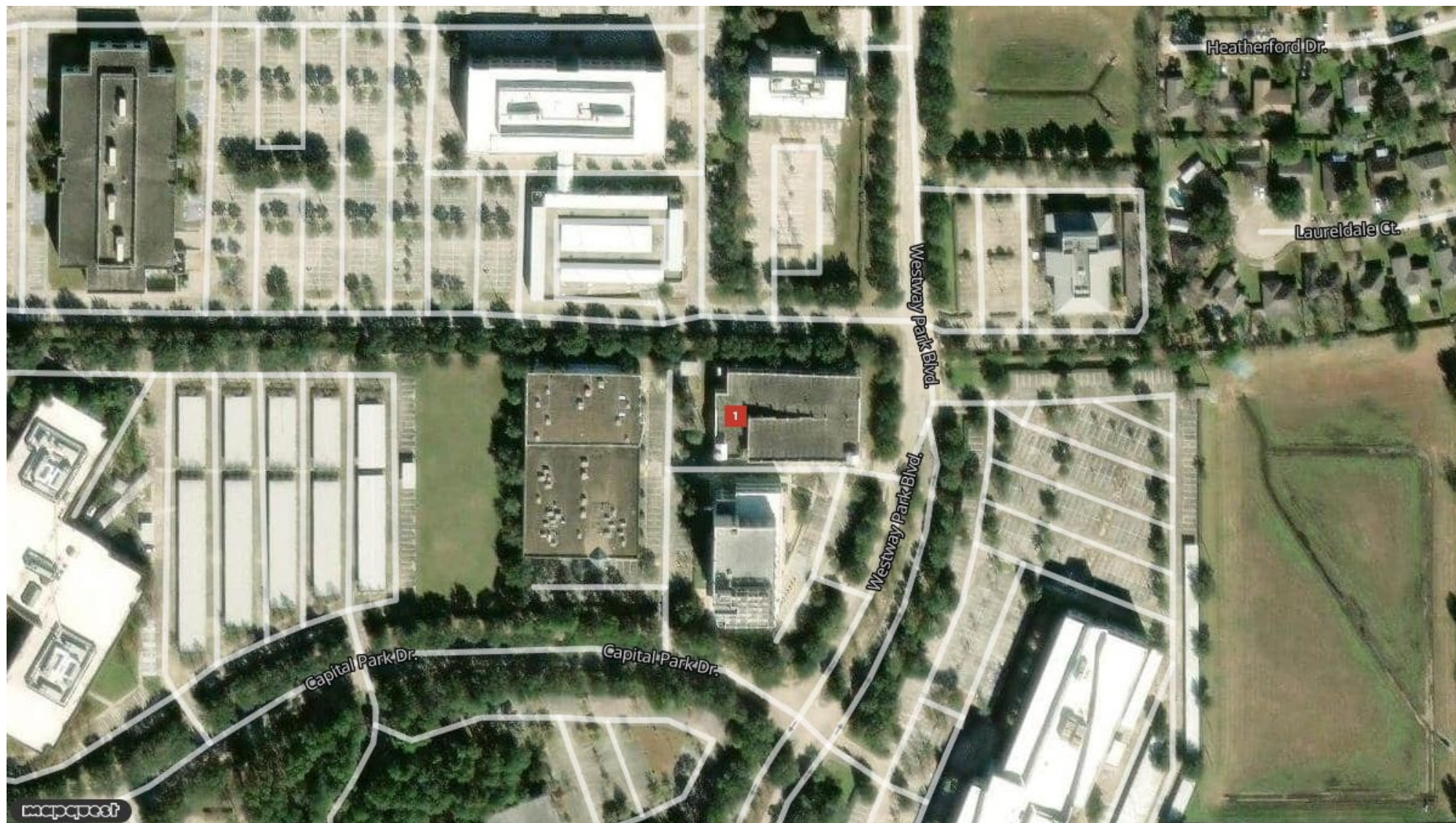
Presented By



CCIMTECH



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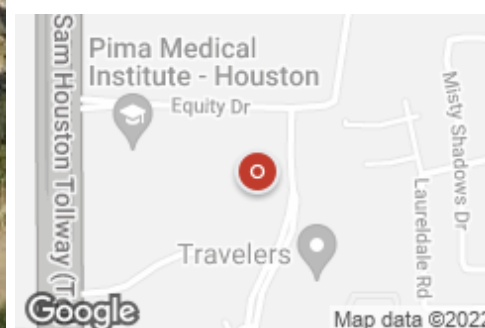
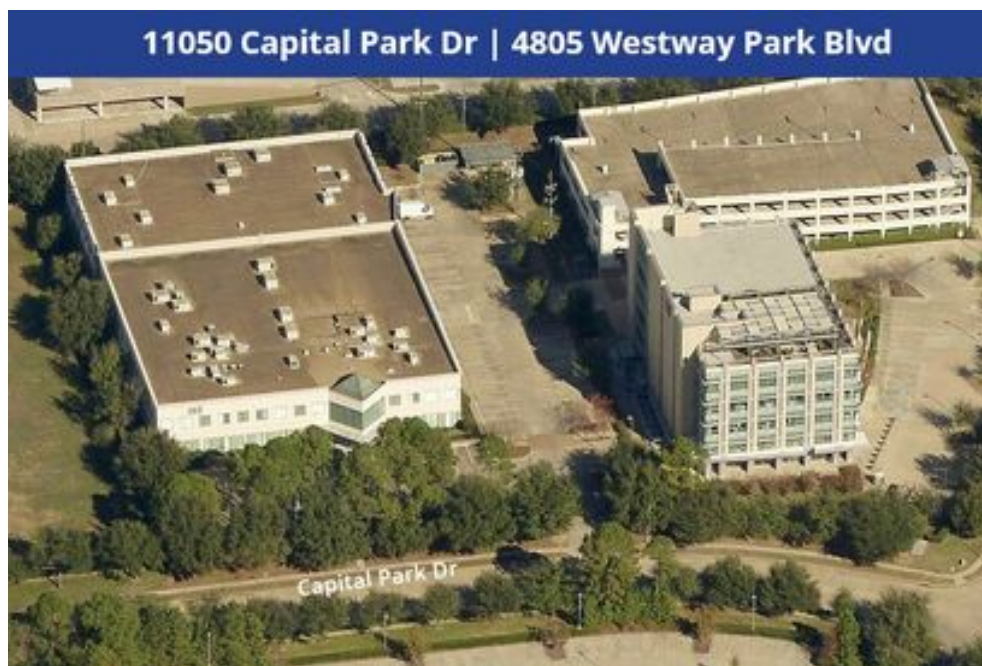
Investment Offering - Two NNN Leased O...

4805 Westway Park Blvd, Houston, TX, 77041

Office: General For Sale

Prepared on November 15, 2022

1 of 1 Listings



Listing Details | Office For Sale

Total Available Space	157,166 SF
Asking Price	\$27,131,325
Listing Price Per SF	\$172.63
Cap Rate	8.73%
NOI	\$2,368,121
Investment	Yes
Possession	Now
Show Instructions	Call broker

Vacant	No
Available Date	8/04/2021
Days On Market	468 days
Date Listed	8/04/2021
Last Modified	4/11/2022
Listing ID	27020671
Parking Spaces	-

Description

Unique West Houston Net Leased investment offering comprised of a 4.8-acre property with two buildings built for Seismic Exchange, Inc. (SEI). Located in the 150-acre, deed-restricted Westway Business Park, corporate neighbors include Schlumberger, GE Oil & Gas, Baker Hughes, Schneider Electric, Travelers Insurance and Cyrus One, among others.

4805 Westway Park is the company's headquarters, and SEI will lease this Class "A" building for seven years. 11050 Capital Park, which is currently vacant, will be leased for three years by SEI at a below market rental rate, and listed at a higher cap rate. The "blended" cap rate is 8.73%. While the investment has an NOI of \$2,368,121 in Year One with 2% annual increases, it is an opportunistic investment allowing the Buyer to backfill 11050 Capital Park with a longer-term tenant at a "market" rental rate and revalue the property at a much lower market cap rate. Price: \$27,131,325

Highlights:

Two NNN leased office buildings on 4.8 acres
In 150-acre, deed-restricted Westway Business Park
NOI of \$2,368,121 with 2% annual rent bumps

Property Features

Location Details

Address	4805 Westway Park Blvd, Houston, T...
Submarket	CG - West Belt North
County	Harris

Parcels	1198560010002, 1198560010003
Name	4805 Westway Park and 11050 Capit...
Cross Street	11050 Capital Park

Building Details

Sub Type	General
Building Status	Existing
Building Size	157,166 SF
Land Size	4.8 Acres / 209,088 SF
Number of Buildings	2
Number of Floors	5

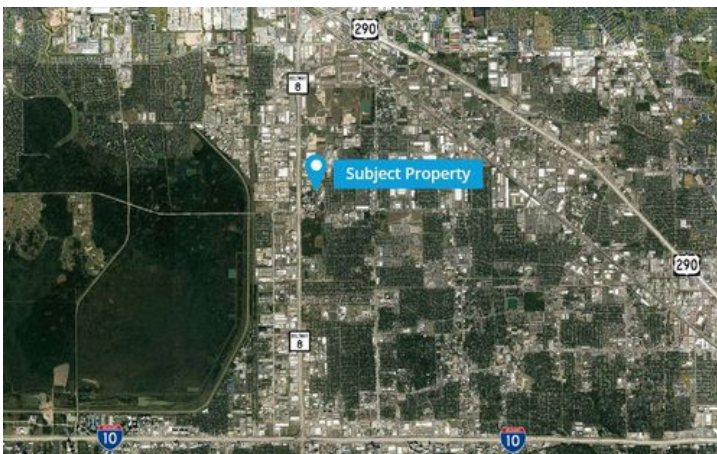
Year Built	2008
Occupancy Type	Multi-tenant
Percent Occupied	100%
Building Class	A
Parking Spaces	-
Parking Ratio	-

Property Listings

1 Listing | 157,166 SF | \$27,131,325

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office	-	157,166 SF	\$27,131,325	8/04/2021

Additional Photos



11050 Capital Park Drive

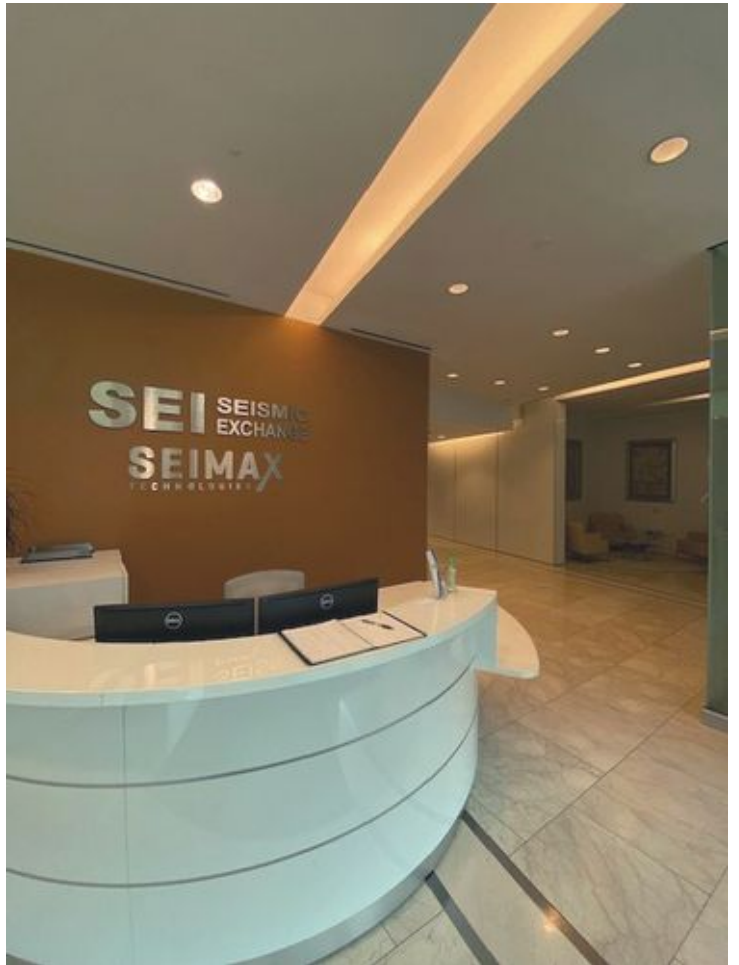


4805 Westway Park Boulevard



11050 Capital Park Drive







Contact



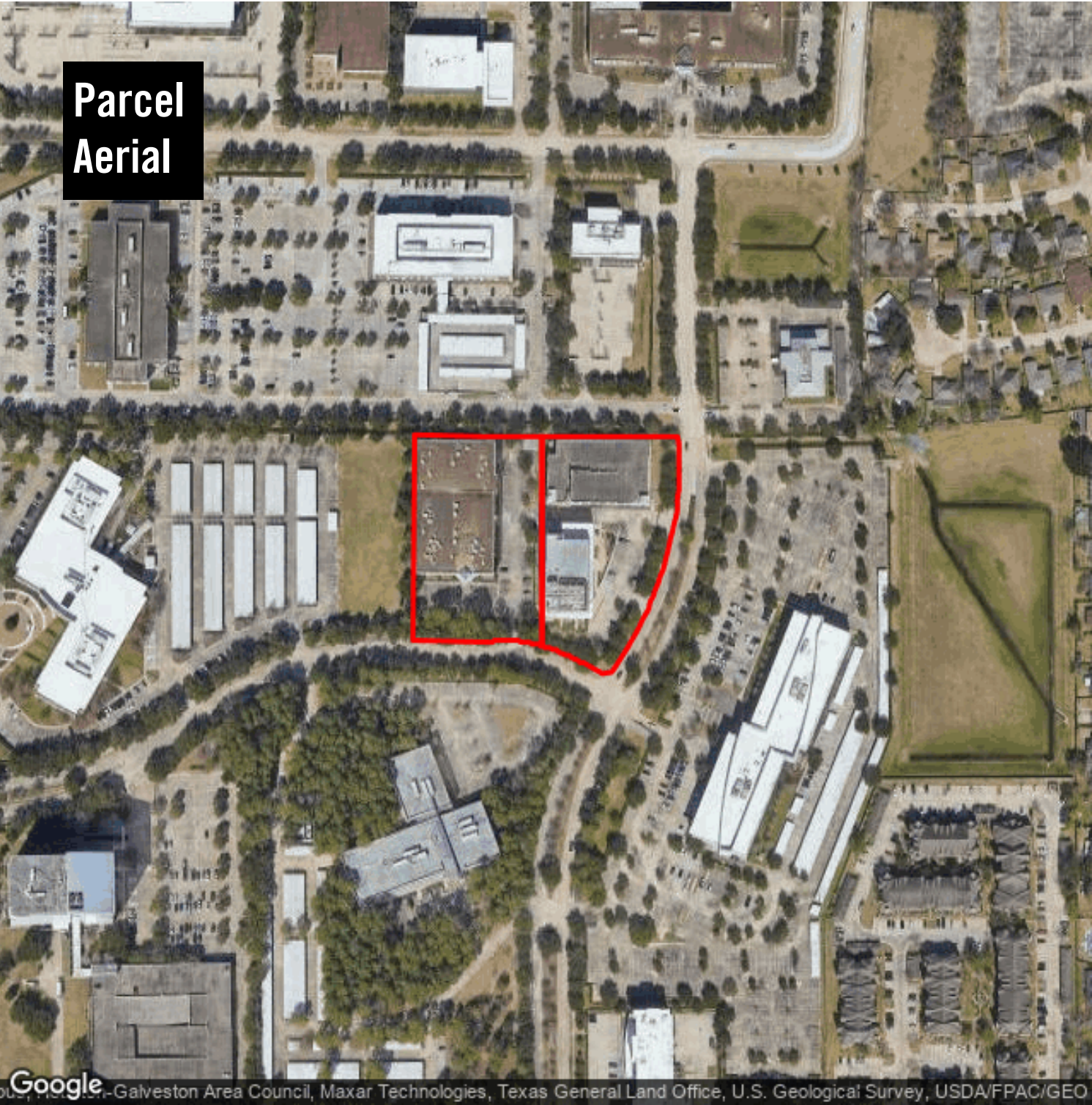
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4805 Westway Park and 11050 Capital Park



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4805 Westway Park and 11050 Capital Park Investment Offering

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Houston, TX 77041



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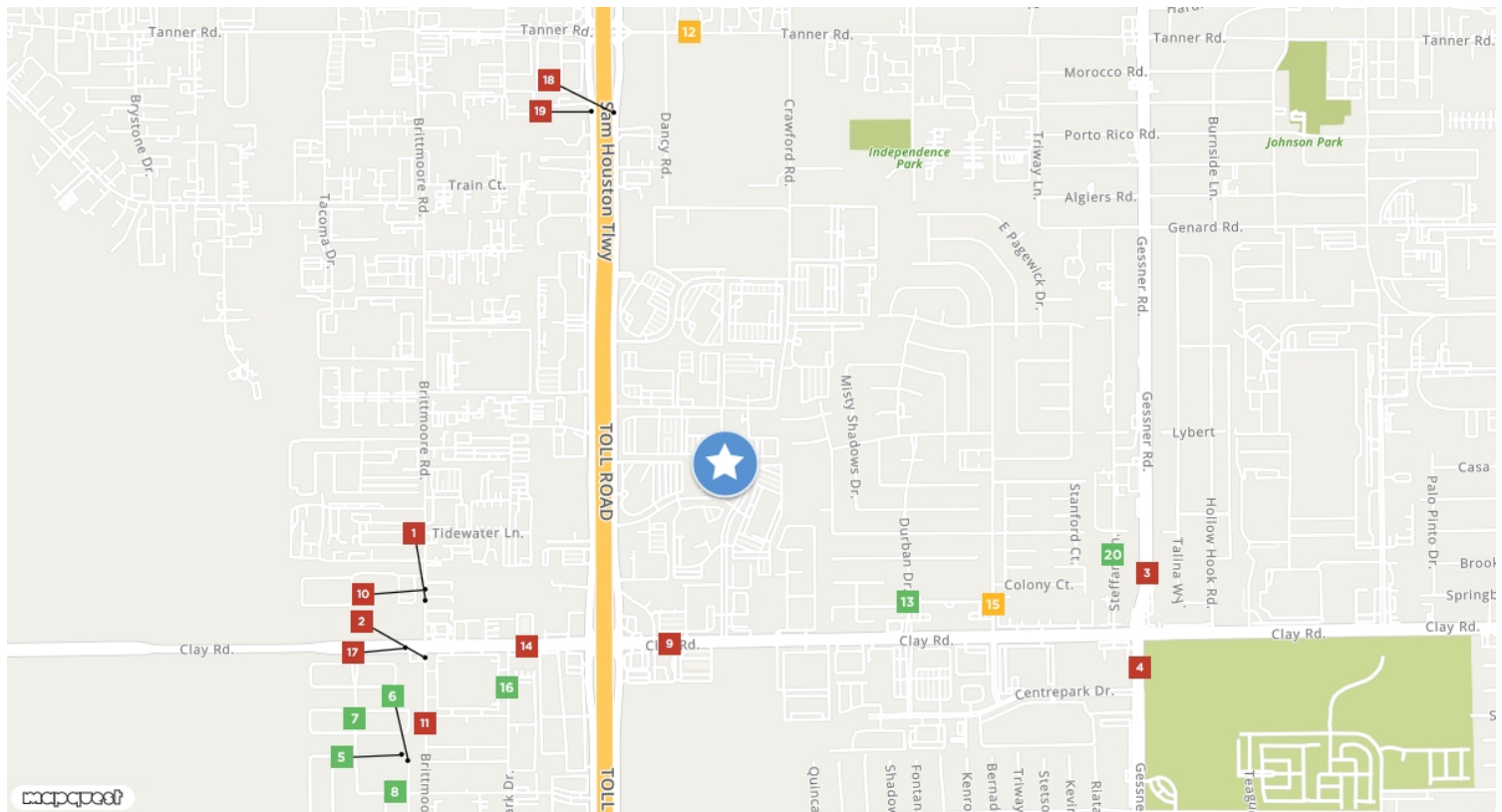
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Traffic Counts



Brittmoore Road 1	
Brittmoore PkDr	
Year: 2021	19,420 est
Year: 2019	19,347

Brittmoore Road 2	
Clay Rd	
Year: 2021	10,459 est
Year: 2019	10,420

Gessner Road 3	
Clay Rd	
Year: 2021	17,258 est
Year: 2019	17,193

Gessner Road 4	
Clay Rd	
Year: 2021	29,766 est
Year: 2019	29,654

Wood Hollow Ln 5	
Echo Grove Ln	
Year: 2021	120 est
Year: 2014	123

Echo Grove Ln 6	
Mountain Rose Ln	
Year: 2021	145 est
Year: 2014	148

Bear Creek Meadows Ln 7	
N Fairhollow Ln	
Year: 2021	2,247 est
Year: 2014	2,294

Moss Ridge Rd 8	
Mesa Ridge Rd	
Year: 2021	2,628 est
Year: 2014	2,683

Clay Rd 9	
Westway PkBlvd	
Year: 2021	34,951 est
Year: 2013	33,316
Year: 2011	34,650

Brittmoore Rd 10	
Clay Rd	
Year: 2021	17,825 est
Year: 2013	18,875
Year: 2011	17,400

Brittmoore Rd 11	
Braymore Dr	
Year: 2021	11,894 est
Year: 2013	12,855
Year: 2011	10,240

Tanner Rd 12	
Dancy Rd	
Year: 2021	9,956 est
Year: 2013	9,330
Year: 2010	9,584

Durban Dr 13	
Spring Brook Dr	
Year: 2021	3,923 est
Year: 2011	3,710
Year: 2006	4,250

Clay Rd 14	
Claymoore PkDr	
Year: 2021	34,667 est
Year: 2011	33,980
Year: 2010	31,669

Shadowdale Dr 15	
Clay Rd	
Year: 2021	4,139 est
Year: 2011	6,650
Year: 2006	500

Claymoore Park Dr 16	
Braymore Dr	
Year: 2021	2,047 est
Year: 2011	2,160
Year: 2006	2,060

Clay Rd 17	
Brittmoore Rd	
Year: 2021	28,797 est
Year: 2011	26,310
Year: 2006	30,790

Lp 8 Access Rd 18	
Year: 2021	20,672 est
Year: 2011	20,000
Year: 2009	20,000

Lp 8 Access Rd 19	
Year: 2021	20,672 est
Year: 2011	20,000
Year: 2009	20,000

Steffani Ln 20	
Rockcrest Dr	
Year: 2021	1,771 est
Year: 2011	1,790
Year: 2006	1,750



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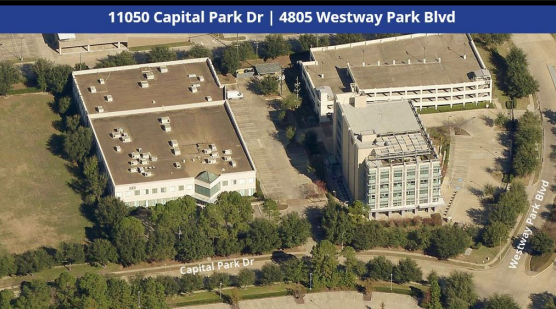


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Tenant Directory

4805 Westway Park and 11050 Capital Park



4805 Westway Park Blvd Houston, TX 77041		Property Type	Office
		Class	A
County	Harris	Building SF	157,166 SF
Market Area	CG - West Belt North	Office SF	
Tax ID/APN	1198560010002,1198560010003	Retail SF	
Zoning		Industrial SF	
Building Status	EXISTING	Elevators	
Land Size	4.80 Acres	Floors	5
Number of Buildings	2	Year Built	2008
Construction		Remodeled	

#	Tenant Name	Business Category	Suite	Phone	Email	Rating
1	Geocenter	Retail,Computers and Electronics Retail,Electronics	# 2	(281) 443-8150		★★
2	Seismic Exchange	Business and Professional Services,Petroleum		(713) 623-8300		★★★★

*The star rating indicates how recent the tenant has been verified at the current location. The higher the rating the more recent the verification.



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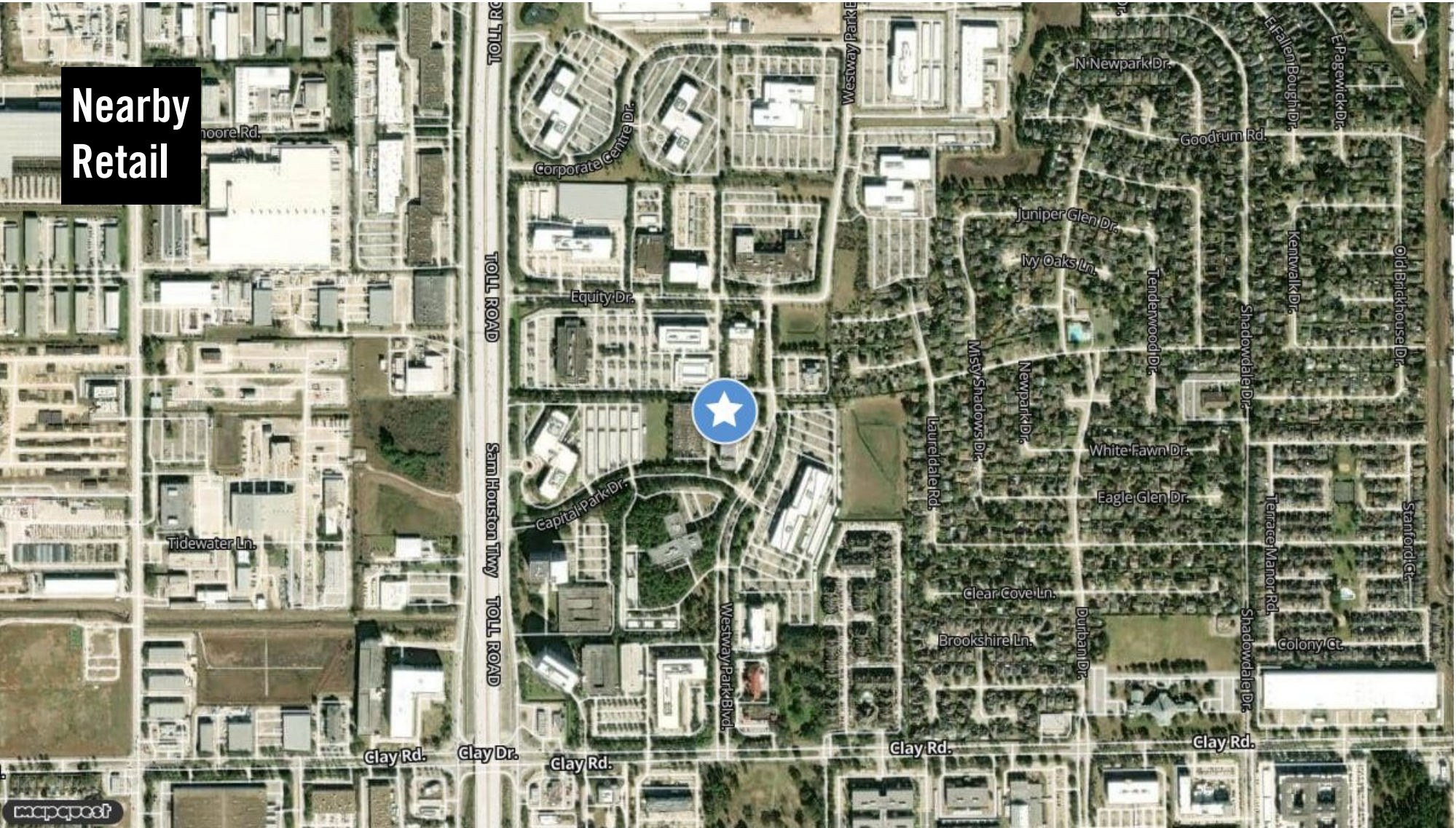
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