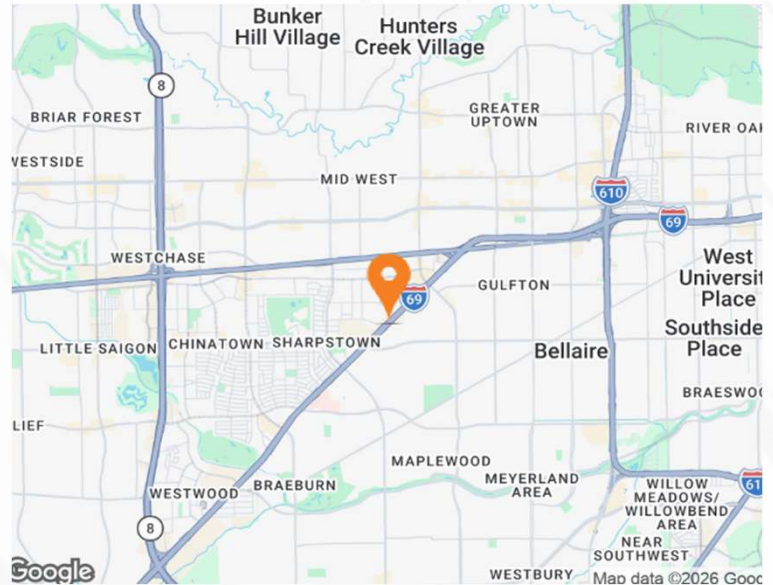


FOR SALE | 7011 SW FREEWAY

Premier Owner-User Opportunity with Unmatched Highway Visibility

7011 Southwest Freeway, Houston, Texas 77074



LISTING PRICE

\$5,995,000



GROSS SQUARE FEET

±115,056 GSF
(per HCAD)



YEAR BUILT / RENOVATED

1972 / 2015



LOT SIZE

±2.80 Acres

INVESTMENT HIGHLIGHTS

One of the area's only vacant office building along the Highway 59 Corridor

Direct frontage along Hwy 59/I 69 provides unmatched visibility

Three points of ingress/egress from both the feeder road and Bintliff Drive

Rare owner-occupier opportunity with prominent building signage available

Three shell floors (1st, 4th & 6th) offering full customization flexibility

Prime location 10 minutes from the Galleria with excellent freeway access

Exclusively Listed By:

KEITH E. LLOYD

Managing Director Investments

O: (713) 452-4243 C: (713) 927-4546

E: Keith.Lloyd@marcusmillichap.com

License: TX: 307120

Marcus & Millichap