

# Piney Point Offices

2450 and 2500 Fondren Rd., Houston, TX 77063



## Property Overview

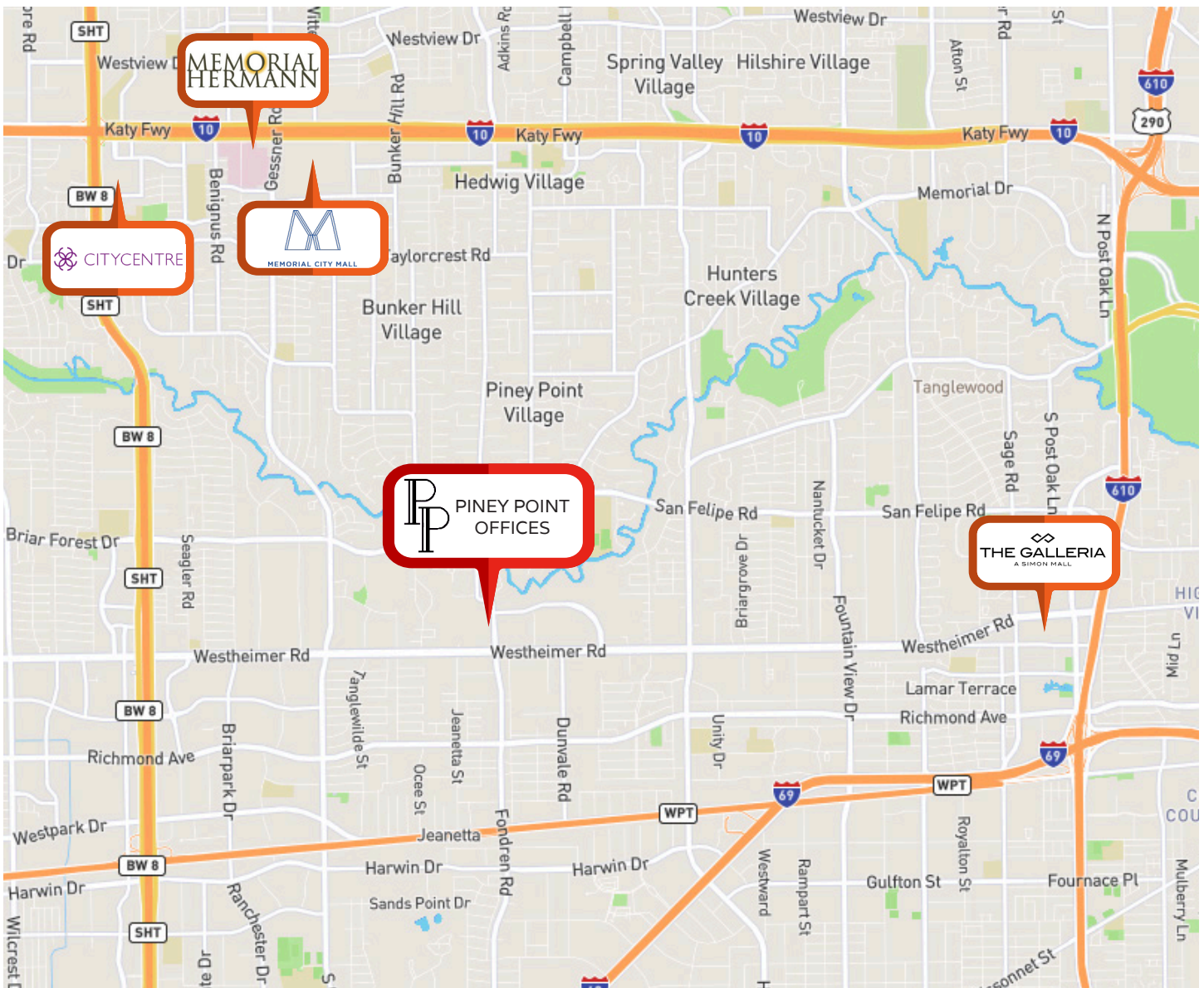
Piney Point Offices consist of two 3-story, 76,000 Square Foot, owner occupied buildings in a lush setting at the base of the Piney Point residential community. Piney Point Offices have recently undergone renovations to include updated lobbies, modernized restrooms and improved corridors. Piney Point Offices has a roster of both medical and office users many of which have been tenants for over 20 years. The properties boast ample parking with two parking facilities as well as manicured landscaping on this seven acres parcel. Piney Point Offices has direct access from both Westheimer and Fondren and offers highly competitive rates.

## Property Highlights

- 2 building complex situated on approximately 7 acres
- Modernized interiors including lobby, atrium, restrooms and corridors
- Excellent location with easy access to Westheimer, Sam Houston Parkway, and Westpark Tollway
- High usable parking ratio (5.0/1,000 SF) with expanded parking totaling 630 spaces
- Security System
- On-Site Owner/Manager
- Building access from levels 1 and 2 of garage
- On-site Conference Facility
- Monument/branding opportunities
- Lush landscape with outdoor seating
- Adjacent to NEW high-end multi-family construction
- Highly competitive rental rates







## Location

Piney Point Offices is in close proximity to restaurants, shopping, hotels and the Memorial Villages. Located one-half block north of Westheimer in southwest Houston, this outstanding location is convenient to the Galleria, Interstate 10, Southwest Freeway, and just minutes from Sam Houston Parkway.



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