

27312 Spectrum way

27312 Spectrum way, Oak Ridge North, TX 77385

Office

For Lease

Contact for pricing

Property Type

Office

Property Size

23,405 SF

Lot Size

58,531 SF

Additional Rent

\$3.6/SF/YR

of Floors

2

Parking Spaces Avail.

64

Parking Ratio

2.73/ 1,000 SF

Property Tenancy

Multi-Tenant

Building Class

B

Year Built

2015

Date Updated

Apr 08, 2022

Lease Available from August first Monthly Rent from \$ 1.43 to \$ 1.54 per SQFT This property consists of 2 buildings totaling 23,405 total square feet. One 1-story building and one 2-story building. The building is currently occupied by a single lease ending 7/31/2022. In addition to base rent, the tenant pays all net fees which include taxes, insurance, interior cleaning and landscaping maintenance, as well as a 3% management fee The base rent Rent may be adjusted to meet current market growth.

C A M Expenses: \$0.30 per SF per Month

Constructed 2015

Tenant manages over 100 MUD's in the Houston area

Rent increases take this building to a blended cap rate of 8%

Located in high growth area across from The Woodlands, TX

Tenants' build-up may be considered Lots of natural light and contemporary design

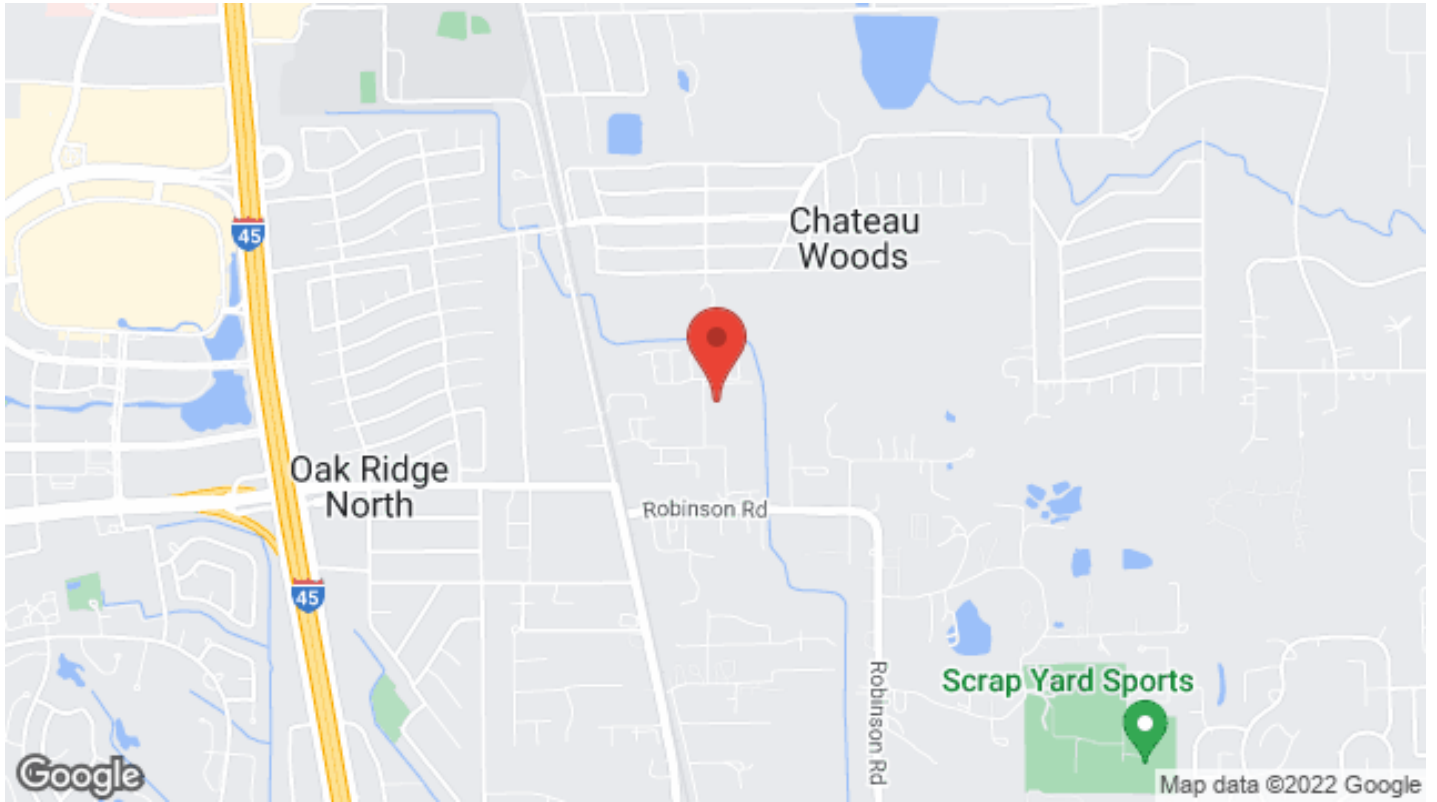
Attachments

 2-2-combinepdf

Highlights

- ✓ property consists of 2 buildings totaling 23,405 total square feet. One 1-story building and one 2-story building.
 - ✓ All utilities available
-

Location



City
Oak Ridge North, TX

Zip Code
77385

Contacts



Ray Orazani
Main Realty
