

9000 GULF FREEWAY

OFFICE + INDUSTRIAL + LAND PORTFOLIO



9000 GULF FREEWAY HOUSTON, TEXAS 77041

3 BUILDINGS, 1 CAMPUS

HQ RELOCATION OPPORTUNITY

- Two 50,000 SF office buildings
- 12,000 SF warehouse
- 8.7441 Acres Land
- Top building signage available
- Plug-n-Play environment
- Unparalleled visibility from Gulf Freeway
- Ample surface parking
- Efficient ingress and egress from Gulf Freeway
- Fully gated site for secure access
- Local, strong ownership

Interior Reception

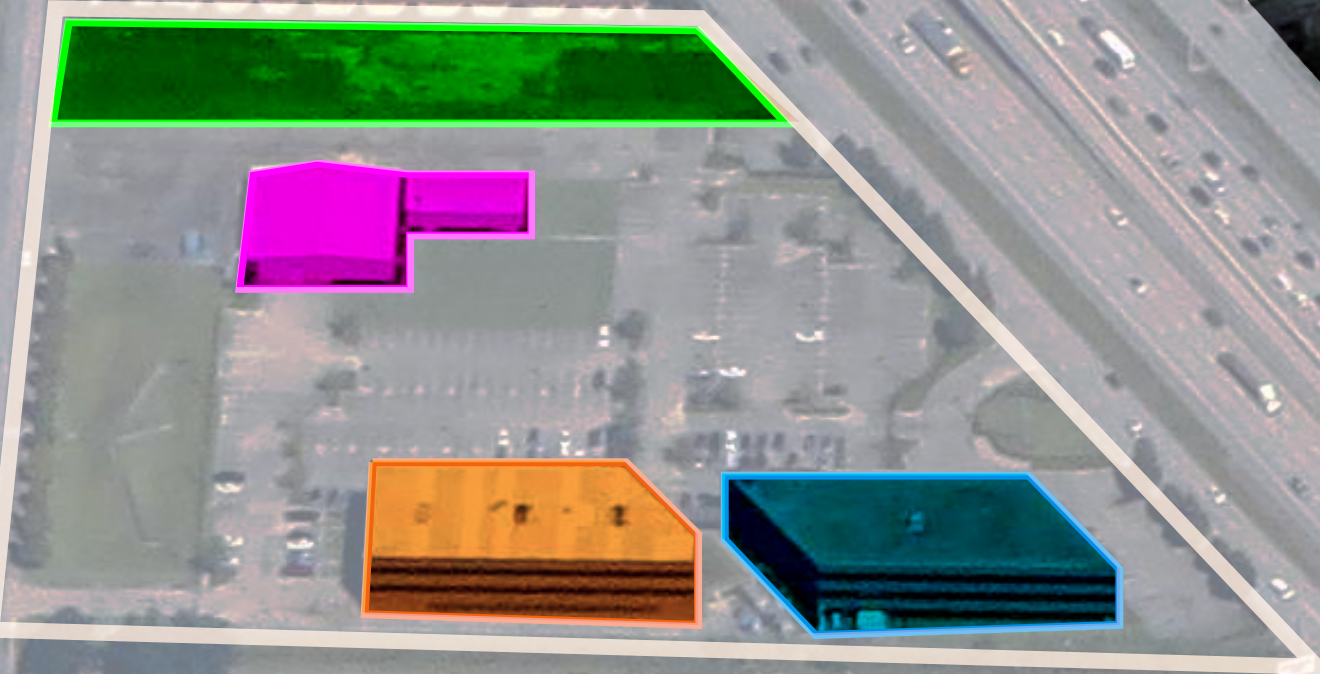


Waiting Room

For Sale Or Lease

3 BUILDINGS, 1 CAMPUS + POTENTIAL TO DIVIDE CAMPUS OVERVIEW

- Highly visible with traffic counts exceeding 400k+ cars per day
- Easy access to Hobby Airport
- Direct access to Gulf Freeway

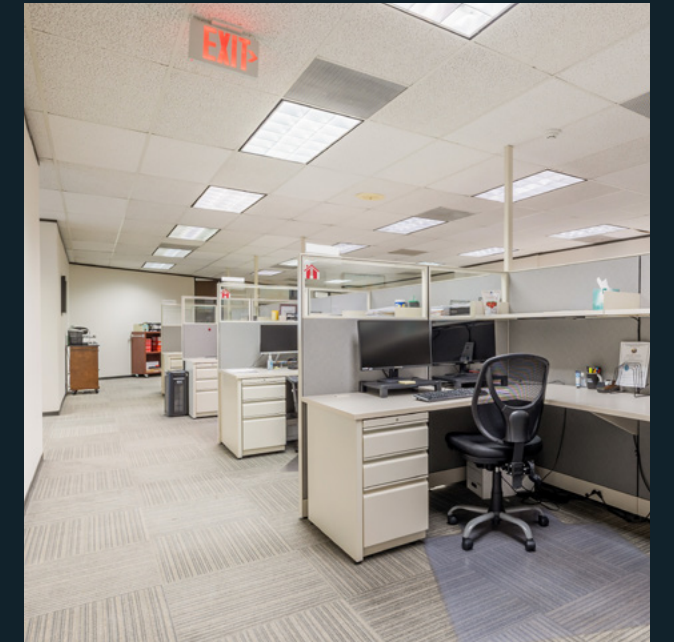


BUILDING A

BUILDING B

WAREHOUSE

ADDITIONAL LAND



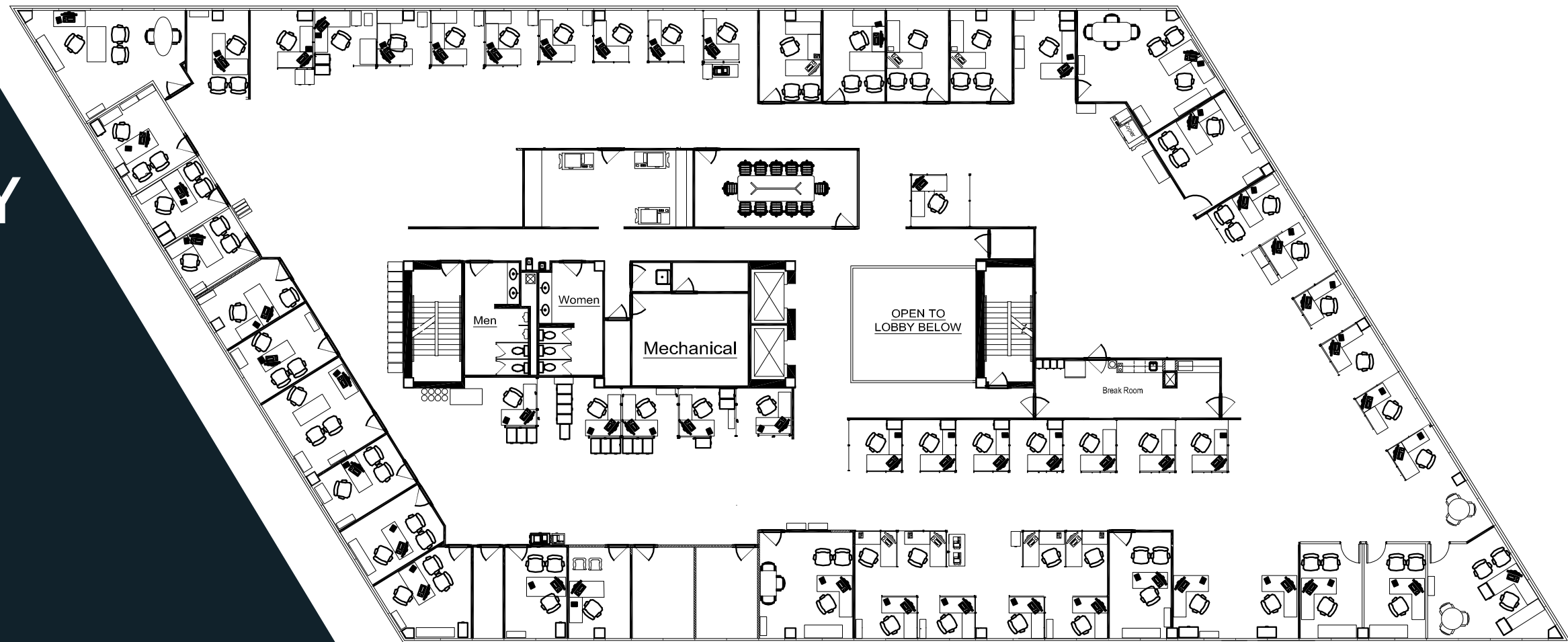
PLUG-N-PLAY OFFICE

- Furniture included in sale or lease
- Ample conferencing space with various seating arrangements and up-to-date A/V
- Flexibility for a multitude of collaboration spaces while maintaining robust private office space

DISTINGUISHED CAMPUS OPPORTUNITY

- 187 workstations
- 100 offices
- Large café
- Multipurpose / Training room
- Huddle rooms, board rooms and large conference rooms throughout
- Storage and warehouse space

Typical Floor Plate



An aerial photograph showing the intersection of 9000 Gulf Freeway and the road leading to William P Hobby Airport. The airport's runways and taxiways are visible in the lower-left. To the right of the intersection is a large industrial area with several large warehouse-like buildings and parking lots. A yellow line highlights the road leading from the intersection towards the airport. A green sign with a white arrow points down towards the airport.

William P Hobby
Airport

9000 Gulf Freeway

Business + AIRPORT

AREA OVERVIEW

- A five minute drive time to Hobby Airport
- Proximity to the largest Gulf Coast container port



FOR MORE INFORMATION

Katy Gragg

713.407.8709

Katy.Gragg@transwestern.com

Eric Anderson

713.407.8704

Eric.Anderson@transwestern.com

John Heard

713.407.8708

John.Heard@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES