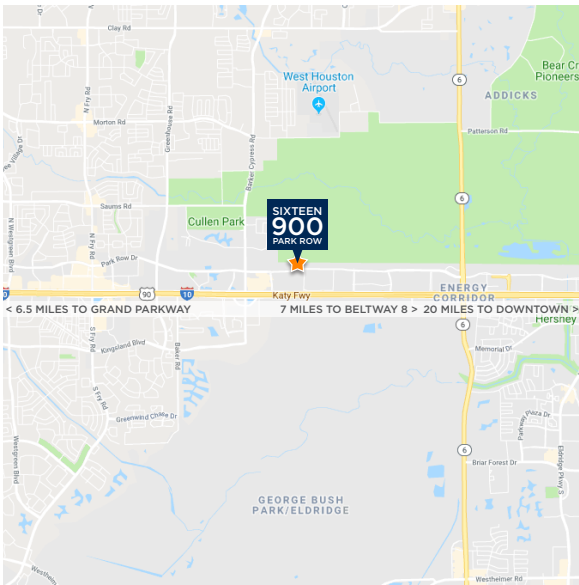




FRITSCHÉ ANDERSON  
REALTY PARTNERS

# SINGLE TENANT BUILDING – 77,000 SF WEST HOUSTON / ENERGY CORRIDOR FOR SALE OR LEASE



Rare single-tenant building on approximately 3 acres in Park Ten. Built in 1980 and extensively renovated in 2015, this two-story atrium building is in clean shell condition and ready for tenant finish out. Floor to ceiling windows and building skylights provide abundant natural light to the interior of the building. One level of covered parking exists beneath the building and is served by garage elevators. Building did not flood during Hurricane Harvey.

<b>Sale Price:</b>	<b>\$6,930,000 (\$90.00/SF)</b>
<b>Building Address:</b>	16900 Park Row Dr. / Houston, TX 77084
<b>Building Size:</b>	77,000 SF
<b>Availability:</b>	Immediate
<b>Parking:</b>	260 total spaces (95 sublevel garage, 88 surface covered and 77 surface uncovered)

## FOR MORE INFORMATION, PLEASE CONTACT:

**ANTHONY FRITSCHÉ**

D / 713.275.3801  
M / 832.515.7366

[afritsche@fritscheanderson.com](mailto:afritsche@fritscheanderson.com)

**JASON HERBRICH**

D / 713.275.3806  
M / 713.885.8462

[jherbrich@fritscheanderson.com](mailto:jherbrich@fritscheanderson.com)

**DAVID ANDERSON**

D / 713.275.3802  
M / 713.306.9811

[danderson@fritscheanderson.com](mailto:danderson@fritscheanderson.com)





FRITSCHÉ ANDERSON  
REALTY PARTNERS



RENOVATED ENTRY



EFFICIENT RECTANGULAR FLOOR PLATES



CLEAN SHELL CONDITION



ABUNDANT NATURAL LIGHT



FLOOR TO CEILING WINDOWS



RENOVATED RESTROOMS



COVERED & SURFACE PARKING



SUBLEVEL PARKING GARAGE



GARAGE ELEVATORS

**FOR MORE INFORMATION, PLEASE CONTACT:**

**ANTHONY FRITSCHÉ**

D / 713.275.3801

M / 832.515.7366

[afritsche@fritscheanderson.com](mailto:afritsche@fritscheanderson.com)

**JASON HERBRICH**

D / 713.275.3806

M / 713.885.8462

[jherbrich@fritscheanderson.com](mailto:jherbrich@fritscheanderson.com)

**DAVID ANDERSON**

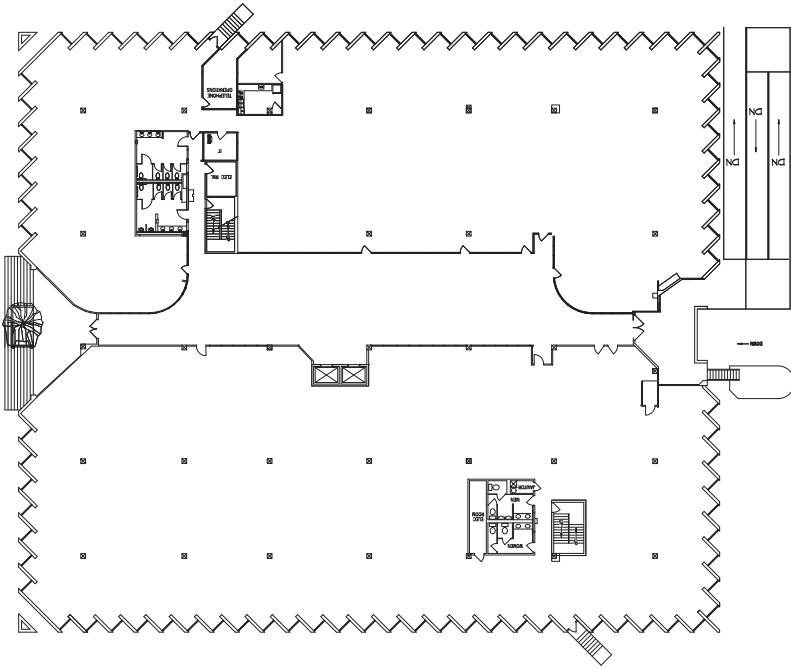
D / 713.275.3802

M / 713.306.9811

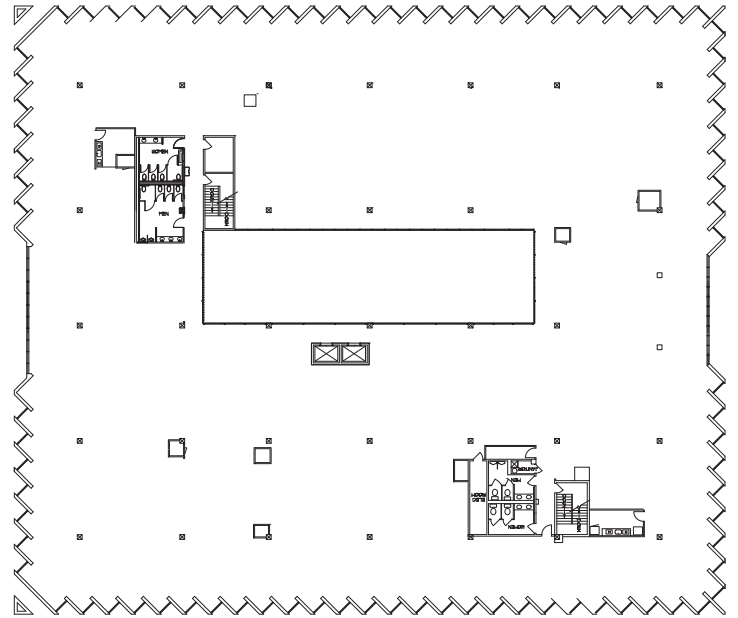
[danderson@fritscheanderson.com](mailto:danderson@fritscheanderson.com)



FRITSCHÉ ANDERSON  
REALTY PARTNERS



**LEVEL 1 / 36,493 SF**



**LEVEL 2 / 39,561 SF**

**2015 RENOVATIONS:**

- New paint - building exterior
- New tiles, steps, railings, planter box and address at building entry
- New tile on exterior front entry wall
- Front entry glass replaced with curtain wall featuring stainless steel trim and Low-E glass
- Front and rear entry doors replaced with new Herculite doors
- New landscape around building
- New block retaining wall installed at lower level around garage
- Complete demo of interior walls and flooring
- Remodeled and ADA compliant restrooms
- Updated elevator lobby in garage, with tile finishes and new lighting throughout

**FOR MORE INFORMATION, PLEASE CONTACT:**

**ANTHONY FRITSCHÉ**

D / 713.275.3801

M / 832.515.7366

[afritsche@fritscheanderson.com](mailto:afritsche@fritscheanderson.com)

**JASON HERBRICH**

D / 713.275.3806

M / 713.885.8462

[jherbrich@fritscheanderson.com](mailto:jherbrich@fritscheanderson.com)

**DAVID ANDERSON**

D / 713.275.3802

M / 713.306.9811

[danderson@fritscheanderson.com](mailto:danderson@fritscheanderson.com)