



WEST HOUSTON OFFICE FOR SALE
11511 KATY FREEWAY
HOUSTON, TEXAS 77079

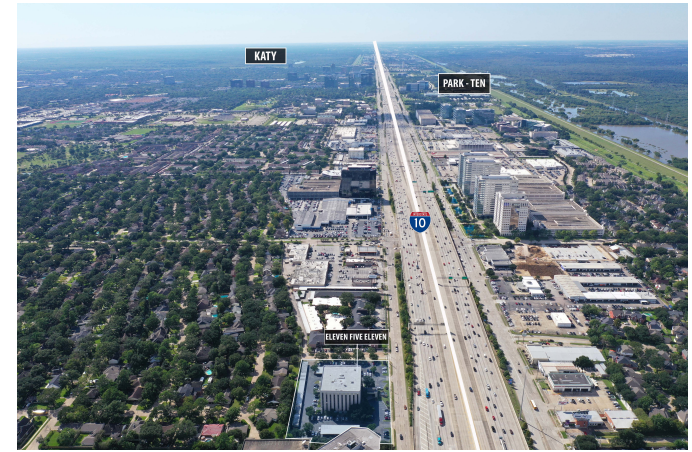
EXCLUSIVE OFFICE OFFERING



Eleven Five Eleven Building 11511 Katy Freeway Houston, Texas 77079

INVESTMENT OVERVIEW:

Moody Rabin is pleased to present for sale 11511 Katy Freeway, a six story office building fronting Interstate 10 between Kirkwood Road and Wilcrest Drive. This office building has a unparalleled location in the heart of West Houston's high income demographic near Beltway 8 and Houston's premier City Centre mixed use development. Per 2020 traffic count data, over 335,000 vehicles travel past 11511 Katy Fwy daily, making this location extremely attractive. Since 1996, the property has been well maintained by the current ownership. The most recent renovations to the property were in July and August of 2013 when the HVAC chiller and roof were replaced. During this time, the restrooms were completely renovated as well. 11511 has a diverse tenant mix that range from a few hundred square feet to the largest tenant which currently leases 12,899 square feet. This diverse and stable tenant mix will allow a new investor the ability to enjoy steady cash flow and to increase rents without a large loss of income from vacancy.



	Current	\$/SF
Scheduled Rental Revenue	\$1,295,707	\$16.83
Other Income	\$11,544	\$0.15
Electric Reimbursements	\$53,360	\$0.69
Operating Expense Reimbursement	\$43,958	\$0.57
Gross Potential Income	\$1,404,569	\$18.25
Vacancy & Collection (7.5% Pro Forma)	(\$104,477)	(\$0.97)
Effective Gross Income	\$1,300,092	\$16.89
Expenses	(\$643,642)	(\$8.36)
Net Operating Income	\$656,450	\$8.53



INVESTMENT HIGHLIGHTS:

- 76,971 Square Feet
- 2.613 Acres
- Six (6) Floors
- Located in the West Houston Submarket
- New Investor Can Enjoy A Steady Cash Flow and Increase Rents
- Value-Add Opportunity

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