9000 GULF FREEWAY

CUSHMAN & WAKEFIELD

PROPERTY DETAILS

3 BUILDINGS, 1 CAMPUS

- Building A: 52,075 SF
- Building B: 52,680 SF
- 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
- Redevelopment options
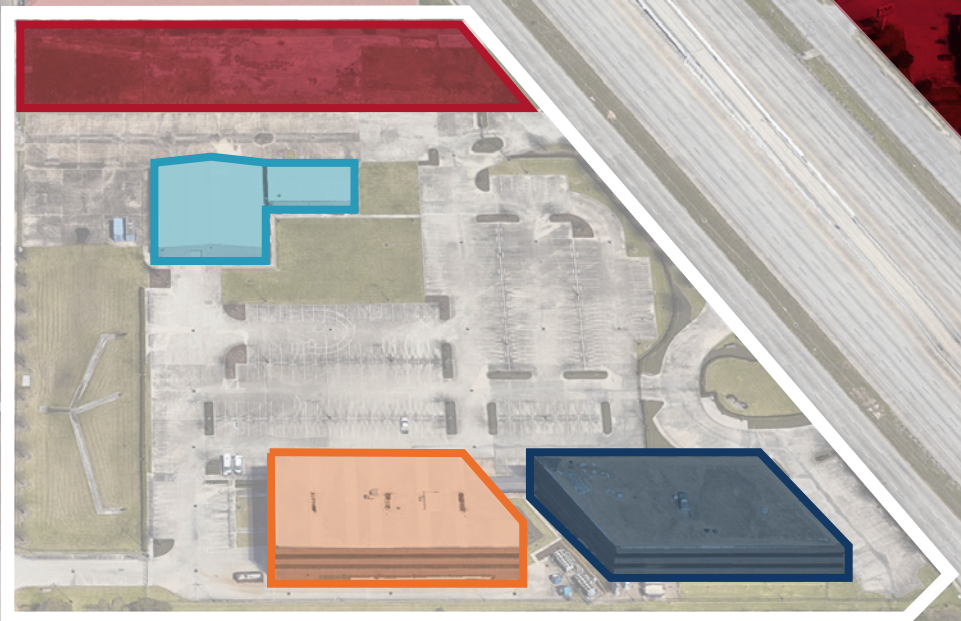- Priced far below assessed value

Land Site — Egress — Ingress

PROPERTY SURVEY

CAMPUS OVERVIEW

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

BUILDING A

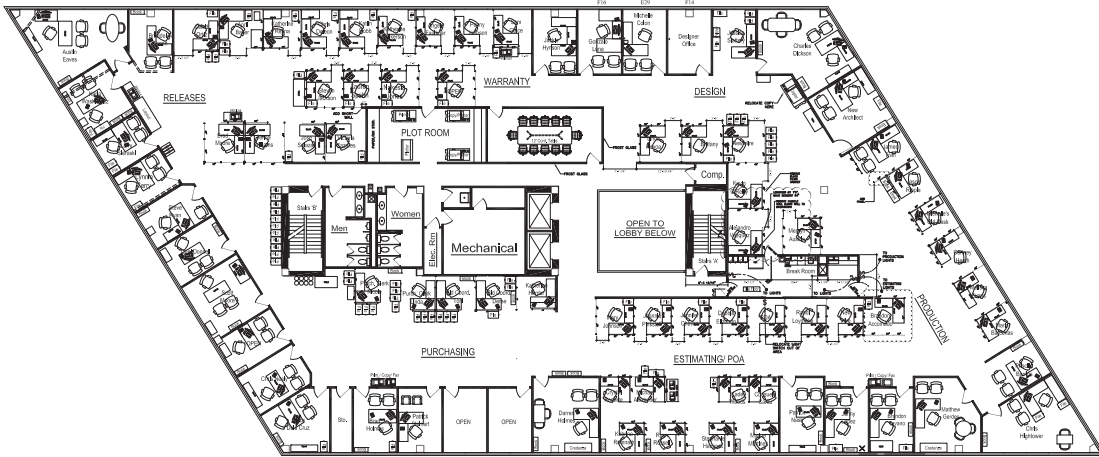**BUILDING B**

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
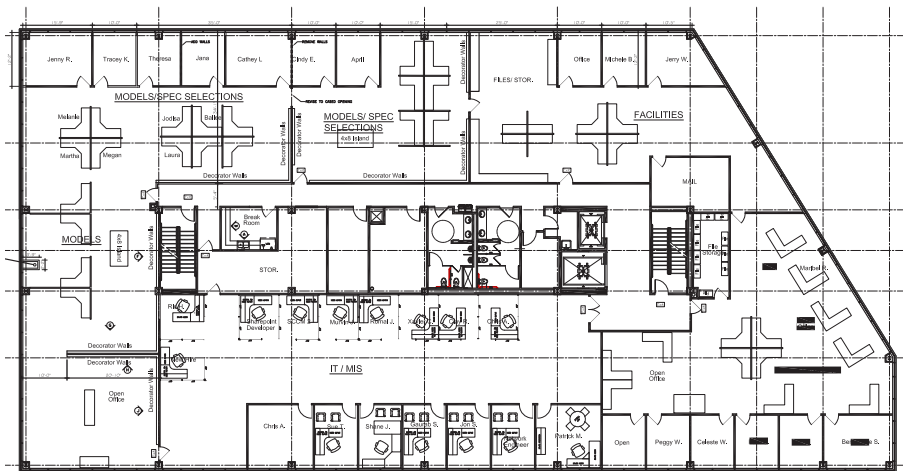
CAMPUS OPPORTUNITY

BUILDING A FLOOR PLAN

BUILDING B FLOOR PLAN

187 Workstations

100 Offices

Large Cafe

Multipurpose/ Training Room

Huddle Rooms, Board Rooms and Large Conference Rooms Throughout

Storage and Warehouse Space

AREA OVERVIEW

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

9000 Gulf Freeway

✈ **William P Hobby Airport**

249 69 45(INTERSTATE) 8 99 6 290 610(INTERSTATE) 10(INTERSTATE) 146 99 WESTPARK TOLLWAY 69 610(INTERSTATE) 10(INTERSTATE)

9000 Gulf Freeway

8 288 45(INTERSTATE)

9000
GULF FREEWAY

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