

FOR LEASE OR SALE

# 14,572 SF of Stand Alone Office Warehouse on $\pm 0.99$ AC

5411 Darling St, Houston, Texas 77007

**Sale Price:** \$3,900,000

**Base Rental Rate:** \$0.95/SF/Month

**Estimate NNN:** \$0.45/SF/Month



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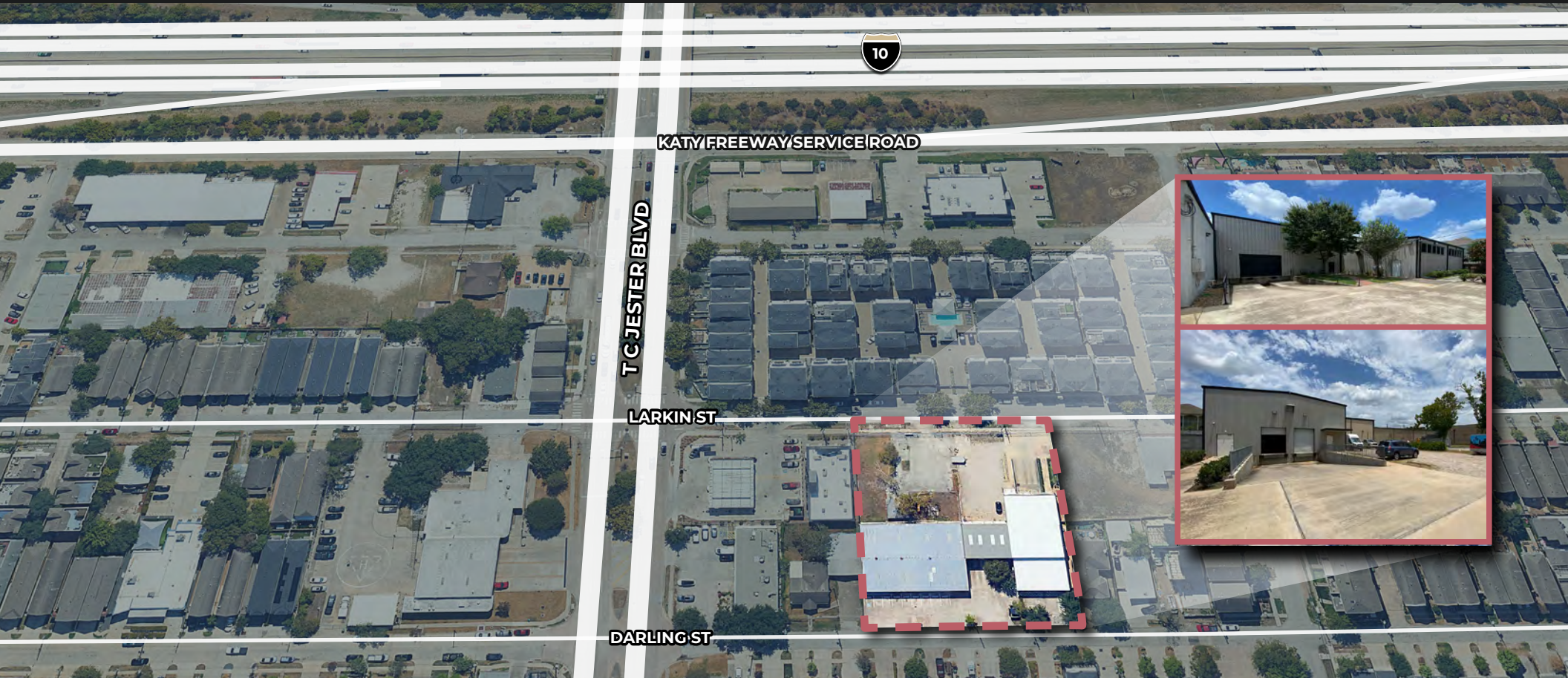
1233 West Loop South, Suite 1270

Houston, TX 77027

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5411 DARLING ST, HOUSTON, TEXAS 77007

# Property Overview



## Excellent Location

5411 Darling Street is conveniently situated off TC Jester and I-10 Freeway in the CBD submarket, offering close proximity to 610 and I-45. The property is positioned on  $\pm 0.99$  AC, it offers ample parking and outside storage with dock well, semi dock well, and grade level loading. This premier infill stand-alone office warehouse is ideal for a variety of business uses, including industrial/flex, showroom, and retail.

## Thoughtful Layout

The floorplan features a combination of open bullpen/showroom space, private offices, and a spacious conference room, along with additional mezzanine space not included in the square footage.

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## Property Photos



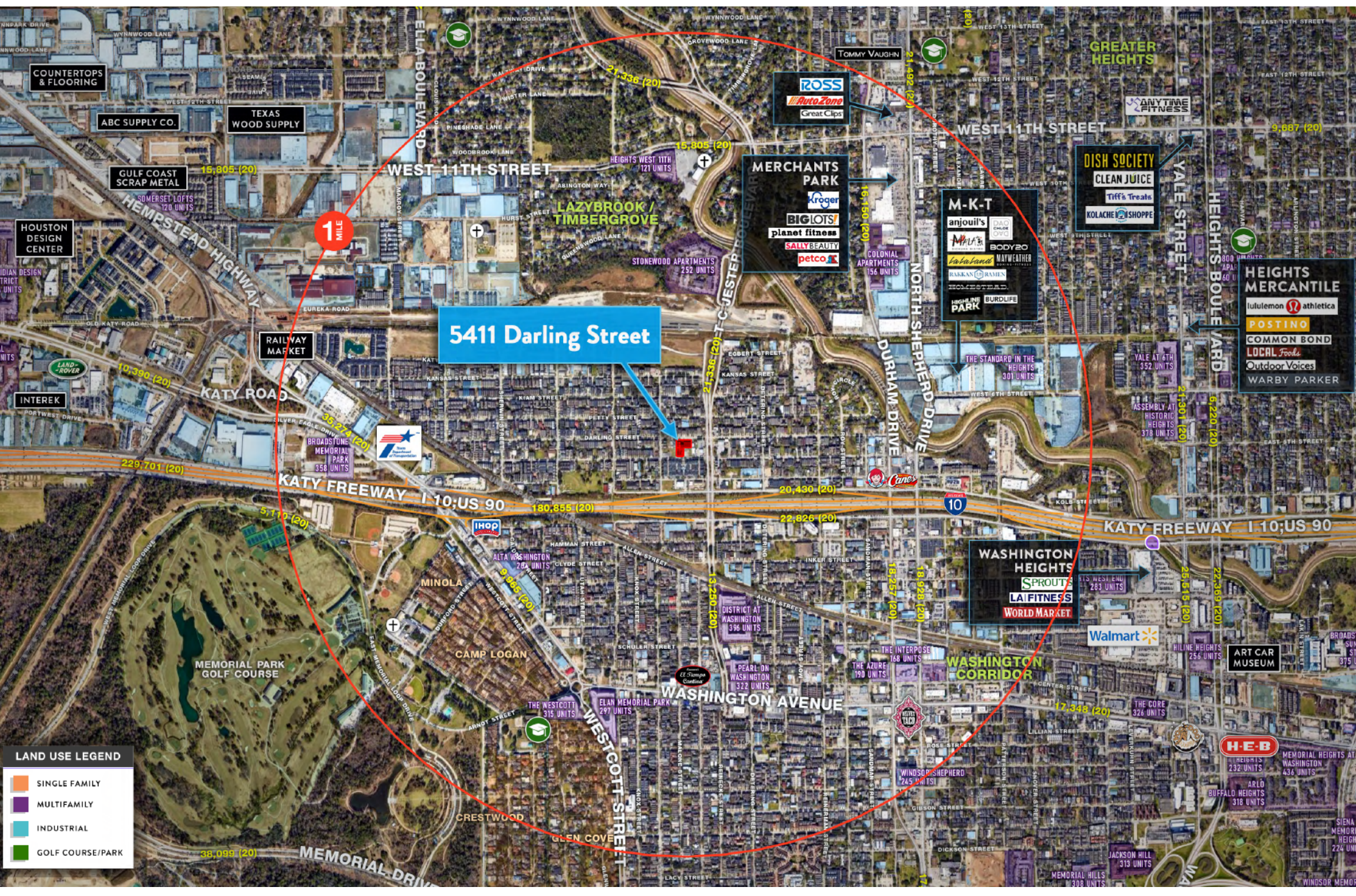


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# 3D Site Plan



## Retail Map





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